

# CAPITAL EXPENDITURES COMMITTEE

## TOWN OF LEXINGTON



### REPORT TO THE 2015 ANNUAL TOWN MEETING (ATM) & 2015 SPECIAL TOWN MEETINGS, March 23, 2015 (STM) Released March 16, 2015

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**Summary of Warrant-Article Recommendations  
is Appendix E at the end of the report**

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## **Executive Summary**

Beginning last October, the Capital Expenditures Committee (“CEC”) vetted proposals from municipal departments, school administration, and various citizens groups for capital projects to be included in Lexington’s Fiscal Year 2016 (“FY2016”) budget. Those that are in the budget recommended by the Town to these Town Meetings are addressed in this report, along with this Committee’s recommendations thereon. A Summary of our Warrant-Article Recommendations is found in Appendix E and the individual Warrant-Article Recommendations begin on Page 32. As a result of the detailed review and resulting refinement of capital requests since the initial presentations, *Town Meeting will observe that the CEC most often has joined a consensus among the boards and committees relative to the capital articles being presented to it.*

As has been stated repeatedly over the last several years, our budgetary focus has been, and continues to be, “capital, capital, capital”. The Town needs to invest in existing infrastructure to maintain our assets, yet also needs to expand or renew many elements, to meet changing demands. This means we have two tracks of capital demands: expansion, and maintenance and renewal.

The demands placed on our schools’ capacity by the growth in our school enrollment have been well publicized and discussed. The proposal before these Town Meetings will address needs at the primary and middle school levels, but there is also a significant need looming at the high school. That need, while just outside the five-year forecast on which this Committee reports, will likely dwarf the current cost estimates for all of the pre-K, elementary, and middle school needs combined. These significant investment needs are not all that the Town faces as there are also demands in municipal areas. Most immediate among those are our aged public-safety facilities that were designed for equipment and technology of an earlier century, but other needs are work to enhance our roads, sidewalks, and recreation facilities; major upgrades to our Central Business District Streetscape; changes to mitigate traffic issues; and continuing development and acquisition of affordable housing.

In addition to demands for expansion, the Town faces a continuing and significant need to invest in our buildings and systems. With the creation of the Department of Public Facilities, the Town now has the capability, and has worked diligently, to reduce the backlog of deferred maintenance projects that had accumulated over many years. This investment needs to be ongoing as we continue to erase backlog and invest in building and systems renewal. This Committee is pleased to see the continued commitment in our building and system maintenance evidenced throughout the capital requests presented in this year’s budget.

While this Committee lauds the significant contributions being made by the Town toward our capital needs, including through use of Community Preservation Funds, in order to accomplish the projects listed in our capital plan through 2020 (not to mention those which we know fall just outside that timeline) will take the additional support of tax payers through approval of debt exclusions from the limits of Proposition 2½.

## **The Mission of the Capital Expenditures Committee**

From the Code of the Town of Lexington (§29-13):

- A. *Each year the Capital Expenditures Committee shall request and receive from the Town boards and departments a list of all capital expenditures that may be required within the ensuing five-year period. The Committee shall consider the relative need, timing and cost of these projects, the adequacy thereof and the effect these expenditures might have on the financial position of the Town.*
- B. *The Committee shall prior to each annual meeting for the transaction of business prepare, publish and distribute by making copies available at the office of the Town Clerk and at Cary Memorial Library, and by mailing or otherwise distributing to each town meeting member, a report of its findings, setting forth a list of all such capital expenditures together with the committee's recommendations as to the projects that should be undertaken within the five-year period and the approximate date on which each recommended project should be started. This publication may be combined with and distributed at the same time as the Appropriation Committee Report.*

From the Code of the Town of Lexington (§29-14): *The term capital expenditures shall mean any and all expense of a nonrecurring nature not construed as an ordinary operating expense, the benefit of which will accrue to the Town over an extended period of time.*

From the Code of the Town of Lexington (§29-26):...*the Capital Expenditures Committee shall state whether it endorses each recommendation of the Community Preservation Committee.*

## **How to Read This Report**

Our report is divided into four sections:

- An overview of capital projects in Lexington;
- Presentation of a five-year capital budget;
- Spending history and general capital plan for each department and program; and
- This year's capital-related Warrant Articles.

"Town Warrant" refers to the Town of Lexington Town Warrants for the 2015 Annual Town Meeting and two Special Town Meetings, March 23, 2015. "Brown Book" refers to the "Town of Lexington Fiscal Year 2016 Recommended Budget & Financing Plan", February 27, 2015. Where our narrative includes a "See Article \_\_\_" (which is to an ATM Article unless "STM#1" or "STM#2" is included), it is referring you to that Article in the last section—"Warrant-Article Explanations and Recommendations". In that section you will find:

We have quoted the Town's or a Town Committee's documentation for each of the Articles on which we are reporting. If we believe that quote has both adequately described the proposed work and satisfactorily made the case for the Town's need, we will not reiterate either of those matters in this report. However, additional narrative is included where we felt it helpful.

Our Committee's recommendations and how we voted are shown only in the boxed header for each Article and, if applicable, in any sub-elements unless there are further comments on our recommendation. (In any case where we are not unanimous in an Approval recommendation to Town Meeting there will comments.) If there are comments, they will be *in italics* at the end of the text below the boxed header.

Our oral report on Town Meeting floor will highlight elements of our written report and present any new information not available as of this writing. When we report on a capital article on Town Meeting floor during the deliberations, a committee member will provide the committee's recommendation and, if applicable, comments related to that recommendation.



# Summary of FY2016 Capital-Budget Requests

Art.	Categories	Requests <sup>1</sup>						CEC Differences
		General Fund		Enterprise Funds <sup>3</sup>	CPF <sup>4</sup>	Approp. & Auth. Other <sup>5</sup>	Total	
		Debt	Cash <sup>2</sup>					
	<b>Community/Economic Development</b>							
8(a)	Conservation Meadows Preservation Program				\$26,400		\$26,400	
8(q)	Lower Vine Brook Paved Recreation Path Reconstruction				\$369,813		\$369,813	
9	Acquisition of Wright Farm - Parcel 2				\$618,000		\$618,000	
8(o)	Grain Mill Alley Additional Design				\$18,000		\$18,000	(\$18,000)
	<b>Public Safety</b>							
STM#2 3	Fire Pumper	\$500,000					\$500,000	
11(p)	Police/Fire Dispatching and Records Software	\$398,400	\$307,500				\$705,900	
11(q)	Parking Meter Replacement					\$500,000	\$500,000	
11(r)	Public Safety Radio Stabilization, Phase 1		\$90,000				\$90,000	
11(s)	Design/Engineering - Firing Range at Hartwell Ave. Site		\$50,000				\$50,000	
	<b>Culture and Recreation</b>							
8(m)	Lincoln Park Field Improvements	\$236,500		\$193,500	\$220,000		\$650,000	
8(i)	Park and Playground Improvements				\$68,000		\$68,000	
8(j)	Park Improvements - Athletic Fields				\$85,000		\$85,000	
8(k)	Park and Playgrounds ADA Accessibility Study				\$78,000		\$78,000	
8(l)	Park Improvements- Hard Court Resurfacing				\$55,000		\$55,000	
10	Pine Meadows Equipment			\$68,000			\$68,000	
	<b>Public Facilities Department</b>							
18(a)	Middle School Space Mining	\$674,000					\$674,000	
18(b)	Clarke Middle School Circulation and Parking Improvements, Design	\$363,000					\$363,000	
18(c)	LHS Phase 2 Overcrowding/Completion	\$90,200					\$90,200	
18(d)	Major Mechanical/Electrical Systems' Replacement	\$463,000					\$463,000	
STM#1 2 & 18(e)	LPS Educational Capacity Increase - Short and Long Term	\$4,080,000					\$4,080,000	
18(f)	LHS Heating Systems Upgrade Phases 2 & 3 - Design 2	\$150,000					\$150,000	
18(g)	School Building Envelope and Systems		\$210,000				\$210,000	
18(h)	Municipal Building Envelope and Systems		\$182,760				\$182,760	
18(i)(1)	School Building Flooring Program		\$125,000				\$125,000	
18(j)	School Paving Program		\$150,000				\$150,000	
18(i)(2)	School Interior Painting Program		\$133,425				\$133,425	
18(k)	Public Facilities Bid Documents		\$75,000				\$75,000	
18(i)(3)	Diamond Middle School Lighting to Rear Parking Lot		\$77,000				\$77,000	
18(l)	Security Camera Upgrade		\$38,500				\$38,500	
STM#2 4 & 8(g)	Cary Memorial Building Sidewalk Enhancement				\$194,200		\$194,200	
8(f)	Community Center Sidewalk Design				\$50,000		\$50,000	
8(d)	Cary Memorial Bldg Records Center Shelving				\$75,398		\$75,398	
STM#2 6	Supplemental Appropriation - LHS Modulars	\$350,000					\$350,000	
	<b>Public Works Department</b>							
11(a)	Center Streetscape Improvements - Phase I	\$2,700,000					\$2,700,000	
11(b)	DPW Equipment	\$399,000	\$100,000	\$81,000		\$690,000	\$1,270,000	
11(c)	Storm Drainage Improvements and NPDES compliance	\$114,425	\$225,575				\$340,000	
11(d)	Comprehensive Watershed Storm Water Management Study and Implementation	\$390,000					\$390,000	
11(e)	Sidewalk Improvements, Additions and Design	\$600,000					\$600,000	
8(n) & 11(f)	Town Wide Culvert Replacement	\$100,000			\$290,000		\$390,000	
11(g)	Town-wide Signalization Improvements	\$125,000					\$125,000	
11(h)	Hartwell Avenue Infrastructure Improvements	\$4,750,000					\$4,750,000	
11(i)	Street Improvements		\$2,270,145			\$961,105	\$3,231,250	
11(j)	Bikeway Bridge Repairs, Engineering		\$10,000				\$10,000	
11(k)	Hastings Park - Undergrounding of Wires		\$300,000				\$300,000	(\$300,000)
11(l)	Hydrant Replacement Program		\$75,000				\$150,000	
STM#2 2 & 15(b)	Pump Station Upgrades			\$1,350,000			\$1,350,000	
14	Water Distribution System Improvements			\$900,000			\$900,000	
8(e)	Battle Green Streetscape Improvements		\$60,000		\$140,000		\$200,000	(\$200,000)
8(p)	Minuteman Bikeway Wayfinding Signs				\$39,000		\$39,000	(\$39,000)
11(m)	Westview Cemetery Building Assessment					\$35,000	\$35,000	
15(a)	Wastewater System Investigation and Improvements			\$1,200,000			\$1,200,000	
	<b>Lexington Public Schools</b>							
16(a)	Systemwide School Furniture, Equipment & Systems	\$117,500	\$200,000				\$317,500	
16(b)	School Technology Capital Request	\$1,378,000					\$1,378,000	
16(c)	Additional Time Clock System Funds	\$208,000					\$208,000	
16(d)	Food Service LHS Dishwasher and Installation					\$82,500	\$82,500	
	<b>Information Services Department</b>							
11(n)	Replace Town Wide Phone Systems-Phase IV		\$52,000				\$52,000	
11(o)	Municipal Technology Improvement Program- Phase III		\$140,000				\$140,000	
7 (CPA Only)	Network Redundancy & Improvement Plan - Phase III					\$57,000	\$57,000	
	<b>Government (Other)</b>							
26	Appropriate To and From Specified Stabilization Funds		TBD				TBD	
31	Appropriate for Authorized Capital Improvement		TBD				TBD	
	<b>Non-Government</b>							
8(b)	Parker's Revenge Restoration				\$36,790		\$36,790	
8(c)	Study for the Restoration of the First Parish Church				\$40,000		\$40,000	
	<b>Community Preservation Committee (Other)</b>							
8(h)	Community Center Preservation Restriction Endowment				\$25,000		\$25,000	
8(s)	Administrative Budget				\$150,000		\$150,000	
	<b>Totals</b>	<b>\$18,187,025</b>	<b>\$4,871,905</b>	<b>\$3,867,500</b>	<b>\$2,578,601</b>	<b>\$2,325,605</b>	<b>\$31,830,636</b>	<b>(\$557,000)</b>

<sup>1</sup> Not included is the \$124,057 debt service using State reimbursement for school projects (Art. 28) or the \$138,032± of Bond Issuance Premium received that is being applied to exempt-debt Schools projects (Article 24) and rescinding other debt authorizations (Art. 25).

<sup>2</sup> All types of General Fund (including set-aside for roads from FY2001 Override). For the specific types, see the Summary in Appendix E or the Warrant-Article Explanations and Recommendations starting on Page 32.

<sup>3</sup> Includes use of retained earning and debt. For specific types, see the Summary in Appendix E or the Warrant-Article Explanations and Recommendations starting on Page 32.

<sup>4</sup> Includes both cash & debt appropriations, but excludes the \$2,417,200 debt service on prior, financed, appropriations (Art. 8(r)) and the \$1,000,960 additional appropriation to reduce the outstanding financing of the Cary Memorial Building.

<sup>5</sup> Includes using Town-created Revolving Funds (within the authorizations), the statutory Food Service Fund, and State Chapter 90 funds.

## **Capital Budget**

Lexington allocates appropriate resources to needed capital projects by considering them in four categories:

- Big-ticket projects (greater than \$1,000,000);
- Small-ticket projects (between \$25,000 and \$1,000,000);
- Enterprise & Revolving Funds projects (greater than \$25,000); and
- Community Preservation Fund projects (any dollar amount).

The Capital Expenditures Committee:

- Assesses capital needs brought forward by each department (municipal and schools) as well as the Community Preservation Committee (CPC) through the annual budgeting process;
- Works with those departments and the CPC to identify capital needs anticipated to manifest during the next five years; and
- Independently considers public facilities, infrastructure systems, and prospective longer-term needs, as well as issues and facilities not being addressed within any department;
- Through this report and in presentations, this Committee advises Town Meeting about the necessary and prudent investments to maintain, improve, and create facilities required to serve Lexington citizens safely, effectively, and efficiently. During the year, Committee members also work with and advise staff members in various departments, consult with other public committees, and make our views known to the Selectmen and School Committee, in an effort to shape a responsible capital budget for Lexington residents.

### **Please note these important caveats:**

- All cost figures are estimates and generally do not reflect the cost in then-year dollars. The degree of accuracy varies by project. Those projected several years into the future are the most uncertain. They are subject to refinement as projects are designed, bid, and built. Even relatively near-term work is subject to cost uncertainties until projects are bid and contracts signed as material, labor, and contract-management costs are often highly variable even over a period of just a few months.
- The scope of future projects is often highly uncertain. Accordingly, project budgets are subject to significant revision as the work is defined through the political and budgeting processes.
- Dates for appropriations and taxpayer impact of financing projects are given in fiscal years, beginning July 1, unless otherwise specified.

## **Big-Ticket Projects**

Big-ticket capital projects typically cost about \$1 million or more and satisfy the conditions under which the Town is permitted to borrow funds for at least 10 years. They require careful analysis, budgeting, and broad support. The Town Manager and BoS' capital policy has generally maintained that such big-ticket projects be funded through borrowing, consistent with their expected life and annual budgeting for operating needs.

This borrowing can be done in one of two ways:

1. Through voter-approved debt exclusions that place the costs of financing outside the Proposition 2½ tax-levy limit and ensuring broad support, or
2. By absorbing into the operating budget any portion of the borrowing not covered by CPA funds. This option has significant implications for the financing of other Town needs.

When projects are funded under the CPA, a debt-exclusion vote is not required. Two past examples of this are:

1. The authorization at the March 18, 2013, STM of \$7,652,500 toward the \$11,212,500 purchase expenses of the land off of Marrett Road with the intended primary use as a Community Center.

2. The authorization at the November 4, 2013 STM of \$2,846,184 as the initial funding for the build-out of the Community Center.

## **The Projects Agenda**

The following is a fairly comprehensive list of big-ticket items that are under consideration in Lexington. Except for the first three items that have been stated by the BoS as the Town's highest importance—and with which this Committee agrees—no such ranking is intended by the rest of the order of this listing.

1. Fire Station Central Headquarters—Renovation or Replacement
2. Police Station—Renovation or Replacement. Needed to accommodate current demands and to improve working efficiencies.
3. School Buildings—Expansion, Renovation & Reconstruction. Additional space is needed imminently at the elementary and middle school levels to accommodate growing enrollment. (See STM#1 Article 2, and Article 18) Expansion of existing buildings, replacement of the Maria Hastings Elementary School, and ultimately renovation or replacement of the High School are all contemplated in upcoming years.
4. Visitor Center—Expansion & Renovation.
5. Community (Affordable) Housing—Development and Acquisition. (See Article 9)
6. Conservation/Open Space Land—Acquisition and Enhancement (See Article 9)
7. Center Streetscape Improvements (See Article 11(a))
8. Greenways Corridor—Implementation. Projects to link open spaces with trails. The major West Lexington Greenway Project—the proposed trail network west of I-95/Route 128 linking all Town-owner open space with the centerpiece of the project to consist of a universally accessible trail linking the Minuteman Bikeway with the Battle Road Trail in the Minuteman National Historic Park—has been studied.
9. Hammond A. Hosmer House, 1557 Massachusetts Avenue (previously called the White House)—It has been stabilized; will now require build-out for a use.
10. Minuteman Career & Technical High School—Renovation (through annual assessments)
11. Munroe School—Reuse if current license with the Munroe Center for the Arts is cancelled. (The license has been renewed annually since its original term ended on October 1 2008, but has a 120-day right for cancelation by either party.)
12. Recreation Facilities—A continuing need (See Articles 8(i–m) & 10)
13. Roads—A continuing need. There are several arterial roads that need reconstructing. (See Article 11(i))
14. Sidewalks—A continuing need. A large amount of work is needed on our sidewalks—in residential areas, in the Central Business District (“CBD”), and in other business districts elsewhere in Town. (See Articles 8(f) & (g) and 11(e))
15. Hartwell Avenue Infrastructure Improvements
16. Stone Building, 735 Massachusetts Avenue (previously the East Lexington Library)—Build-out. It has been stabilized; will now require build-out for a use.
17. Traffic Mitigation—A continuing need. Actions taken are often an element of road-related projects, rather than being solely to achieve the mitigation. (See Article 11(i))
18. Muzzey Senior Center, 1475 Massachusetts Avenue (a unit within the Muzzey High Condominium building). When that Center's operations move to the new Community Center, a decision is expected to be made about what, if any, future use the Town has for that Town-owned property. As there is currently no commitment to retaining the property, it is not being shown in this Committee's Five-Year Capital Plan.

The BoS, School Committee, Community Preservation Committee, and Permanent Building Committee will continue to evaluate, refine, prioritize, and schedule these projects for the next several years. Realistic cost proposals should be incorporated in the 5-year projections. The Town-wide Facility Master Plan, still a work in progress, will contribute to that process.

## The Community Preservation Act (CPA)

On March 6, 2006, Lexington voters approved adopting the CPA for our Town at the level of a 3% surcharge on property taxes. The proceeds under the CPA may be used for various capital projects within the categories of Community Housing, Historic Resources, Open Space, and Recreational Use. There are limitations in the Act regarding which projects within those categories can be funded under the Act.

In addition to the funding provided by that surcharge on its taxpayers, the CPA provides a process by which all municipalities which have adopted that Act are eligible for supplemental State funding whose source are surcharges on the transaction fees charged by the State's Registries of Deeds. Those funds are transferred to the State's Community Preservation Act Trust Fund (CPATF) from which, according to a formula based on each town's prior-fiscal-year's property-tax surcharges, that supplemental funding is distributed. The supplement can be as high as a 100% match to the town's own surcharge revenue, but the percentage is not guaranteed. When there are not sufficient funds for a 100% match—which has been the case since the distribution in FY2008, the State does a 2<sup>nd</sup>-round, and potentially 3<sup>rd</sup>-round, calculation to determine the final supplemental funding for those communities that have adopted the maximum 3% surcharge, including Lexington.

In the last two year, and pending for FY2016, the State has also, annually so far, had a provision by which the CPATF has received additional funding if the State's prior-year's budget ended with a surplus.

This table reflects how Lexington has fared since adopting the CPA, along with a projection for FY2016:

Year in which supplement received	Prior-Year's CPA Surcharge Collected <sup>1</sup>	State Supplement Percentage				Total Suppl Amount
		1st Round	2nd Round	3rd Round	Total	
FY2008 (Actual)	\$2,556,362	100.0%	N/A	N/A	100.0%	\$2,556,362
FY2009 (Actual)	\$2,777,882	67.6%	1.8%	N/A	69.4%	\$1,927,708
FY2010 (Actual)	\$2,931,678	34.8%	0.9%	0.5%	36.2%	\$1,060,390
FY2011 (Actual)	\$3,042,587	27.2%	0.6%	0.4%	28.2%	\$858,729
FY2012 (Actual)	\$3,206,117	26.6%	0.6%	0.4%	27.6%	\$885,463
FY2013 (Actual) <sup>2</sup>	\$3,344,371	26.8%	0.6%	0.4%	27.8%	\$929,507
FY2014 (Actual) <sup>3</sup>	\$3,572,460	52.2%	1.1%	0.7%	54.1%	\$1,932,347
FY2015 (Actual) <sup>4</sup>	\$3,777,676	31.5%	0.7%	0.4%	32.6%	\$1,230,116
Total Actual:	\$25,209,133		Received to date:		40.3%	\$10,150,506
FY2016 (Projected) <sup>5</sup>	\$3,945,000	TBD	TBD	TBD	23.5%	\$927,000
Totals including projected:	\$29,154,133				38.0%	\$11,077,506

<sup>1</sup> The "actuals" are the net amounts as used by the State; the "projected" is the Town's projection for the gross collection.

<sup>2</sup> The Total Suppl Amount includes \$255 to correct an underpayment in FY2012 from an error with Phillipston's surcharge.

<sup>3</sup> The Total Suppl Amount reflects there was a \$25 million addition to the State's CPA Trust Fund because the State finished FY2013 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund.

<sup>4</sup> The Total Suppl Amount reflects there was a \$11.4 million addition to the State's CPA Trust Fund because the State finished FY2014 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund.

<sup>5</sup> The projected percentage does not include any increase that would result from the State deciding to continue to infuse the State's CPA Trust Fund with additional funding from a prior-year budget surplus.

As shown above, our prior experience in the 2<sup>nd</sup> & 3<sup>rd</sup> rounds has been at least an additional 1.0%.

So while the supplement level had fallen substantially since our first year—but with the last two years having a rebound when there was additional funding into the CPATF from the State's surplus—our Town will continue to receive significant help from the State toward the cost of our CPA-funded projects.

Projects are put forth to Town Meeting for action by a Community Preservation Committee (CPC) whose membership, in our Town, is prescribed in the Code of Lexington as follows:

**§ 29-23A.** There is hereby established a Community Preservation Committee pursuant to Section 5 of Chapter 44B of the General Laws (the "Act") consisting of nine members. The Board of Selectmen shall appoint three members of the Community Preservation Committee and the following bodies shall each select one of its members for membership on the Community Preservation Committee: the Conservation Commission, the Planning Board, the Recreation Committee, the Historical Commission, the Housing Authority and the Housing Partnership.

Town Meeting can only approve, reduce the funding, or disapprove a project and it cannot change the purpose. Town Counsel has provided an opinion that Town Meeting can change the funding mechanism (cash or debt). As with any capital project, this Committee will give our recommendation on each of the projects put before the Town Meeting. (See STM#2, Article 4, ATM Articles 8, & 9)

The CPA provides an alternative funding mechanism for capital projects. *The CPA creates a separate pool of money that can be used for a limited set of projects and cannot be prioritized against the Town's traditional capital needs.*

See the report of the CPC for information on how Lexington has spent the funds received from its taxpayers and the State by the categories eligible under the CPA.

It is important to note that the projected available CPF cash is not a limitation on what the CPC can recommend to Town Meeting for approval. The method of paying for what the CPC recommends can—and now often does—include, in part or in total, the issuing of debt instruments. It remains the recommendation of this Committee that any such debt be for as short a term as practical after considering the funding projected for the CPF over at least the next 10 years and consideration of projects that might come before the CPC for consideration which would require funds beyond those allocated to the three, mandatory, 10% of revenue, Reserves for use on Open Space, Historic Resources, and Community (Affordable) Housing. If front-end loading of such debt were practical, that, too, remains a recommendation.

The debt service on such debt instruments is an obligation borne by the CPF throughout the term of those instruments—whether short-term financing (e.g., notes, such as a Bond Anticipation Note [BAN]) and/or long-term financing (i.e., a Bond). In the future years, it is incumbent on the CPC to recommend to Town Meeting, and for Town Meeting to appropriate in full, those obligatory debt-service payments.

One approach that provides flexibility in making a decision about how much, if any, CPF cash should be applied, up front, for a very-large project is to defer that decision by initially issuing a BAN that has a term of 1 year or less for the full amount of the project. When that BAN matures (which typically carries an interest rate substantially below even the relatively low rates on the Town's bonds), at that time make the decision on whether to use CPF cash to reduce the total for which a bond would then be issued. Doing so permits the Town to have a better idea of how much CPF cash should be held in anticipation of the next—and later—years' demands upon the CPF. That mechanism has been used in the past and this Committee would expect it to be proposed for FY2016 and in the future for other very-large projects.

Although there are other factors that will affect the size of the State's CPA Trust Fund from which the supplements are made (e.g., its administrative expenses and interest earned on that Fund), the following table has a year-to-year comparison of CPA Trust Fund collections at the Registry of Deeds, its revenue source, for the first 3 months of this Trust-Fund year which is the latest data we have been given, so far. Also included in the last column is the change from last-year's collections to the year before that so the chart provides the percentages for each of the last two year-over-year comparisons.

<b>CPA Trust-Fund (CPATF) Collections at the Registries of Deeds (\$M)</b>					
<b>Month<sup>1</sup></b>	<b>Comparison of CPATFs</b>				
	<b>Current to Last</b>				<b>Last to Its Previous</b>
	<b>FY2015/2016</b>	<b>FY2014/2015</b>	<b>Change</b>	<b>Percentage</b>	<b>Percentage Change</b>
Nov	\$2.099	\$2.286	-\$0.187	-8.2%	-16.5%
Dec	\$1.720	\$1.836	-\$0.117	-6.4%	-28.2%
Jan	\$2.106	\$1.875	\$0.231	12.3%	-32.3%
Totals <sup>2</sup>	\$5.925	\$5.998	-\$0.072	-1.2%	
Source: Massachusetts Department of Revenue's (DOR's) Monthly Reports of Collections & Refunds ("Blue Book")					
<sup>1</sup> The month of the DOR's "Blue Book". Although fees allocatable to the CPA Trust Fund are collected in each month, the July through April collections are reported in the subsequent month's report, and then the May & June collections are combined and reported in the June report.					
<sup>2</sup> Totals may differ due to rounding. Does <u>not</u> include any adjustments that may have been made to monthly data prior to the latest month.					

See the CPA Summary in the Brown Book (Appendix C, Page C-3) for a summary of the CPF status including what projects have been funded from the CPF since its inception in Lexington and what is being requested in FY2016. Also see the CPC's report to these Town Meetings for its projection of what the CPF balance would be after these Town Meetings if Town Meeting were to approve all of the CPC's recommendations.

### **Enterprise-Fund Projects**

The Town operates three enterprise funds for revenue-producing activities funded outside the tax levy by user fees: water distribution, wastewater distribution [sanitary sewers], and certain Recreation and Community Programs (R&CP) services, such as the golf course, swimming pools, and tennis courts. Recreational playground restoration and equipment, in contrast, is not fee generating and capital investment for such equipment is therefore, normally funded as part of the small-ticket program of the GF. The 2012 amendments to the CPA, however, expanded the range of recreation projects that are eligible under that Act; therefore, many recreational projects since then have been submitted to our CPC for consideration of recommending to Town Meeting the use of the CPF as the fund source. That continues this year and you'll find many of the recreation projects coming before this ATM will either be for full, or at least partial, funding from the CPF rather than from the EF or GF.

\$100,000 per year is paid from the R&CP Enterprise Fund for Lincoln Field debt service that is expected to continue until February 1, 2018, when that debt will be retired. Unlike property-tax revenues, enterprise-fund fees are *not* subject to a limit under Proposition 2½.

Coming before this Town Meeting are recommendations for capital projects in support of responsibilities of the Departments that manage the Water, Sewer, and R&CP Enterprise Funds. This year's submittals include Park and Playground Improvements (see Article 8(i-m)), Pine Meadows Golf Course Equipment (see Article 10), DPW Equipment Replacement (see Article 11(b)), Hydrant Replacement Program (see Article 11(l)), Water Distribution System Improvements (see Article 14), and Wastewater (Sanitary Sewer) System Improvements (see STM#2, Article 2, and ATM Article 15)).

### **Revolving-Fund Projects**

Revolving funds established under the provisions of Massachusetts General Laws Chapter 44, Section 53E½, must be authorized annually by vote of the Town Meeting. The fund is credited with only the departmental receipts received in connection with the programs supported by such revolving fund, and expenditures may be made from the revolving fund, without further appropriation, for those programs.

Revolving funds are usually expended to cover non-capital costs and, therefore, this Committee normally doesn't report on their annual authorizations unless a capital expense is contemplated. Such an expense is contemplated in FY2016. (See Article 7)

### **Small-Ticket Projects**

Capital projects that do not qualify as big-ticket projects are funded from the tax levy. Generally, they cost between \$25,000, the minimum qualification for consideration as a non-CPF capital expenditure, and \$1 million, and represent projects that should be funded on a regular, timely basis to maintain Town infrastructure. With the creation of the Department of Public Facilities as well as the Building Envelope "set-aside" passed in the June 2006 operating override, a new emphasis has been placed on continual infrastructure maintenance, a move that this Committee applauds. We continue to work closely with the stewards of our assets to prioritize, plan, and project such work for a period of five years or more.

## **Five-Year Capital Plan**

The table on the next three pages summarizes the five-year capital plan that this Committee is submitting for Town Meeting's consideration. It reflects the expected FY2016 appropriations at the 2015 ATM and the two March 24, 2014, STMs, and the FY2017–FY2020 requests this Committee contemplated. We started with the amounts and timing shown in the Brown Book, Page XI-3, for FY2016, and XI-26 & 27, for FY2017–FY2020. Those requests have been updated based on any information we received after it was published and we have made some additional entries or changes in the out years where we feel, based on earlier studies, design & engineering (D&E) (also architect/engineer [A/E]) work, or the existence of a multi-phase project, that there might be future requests, but where there is no formal position taken by the Town. In that vein, there are important caveats to that table:

- ◇ Please see the footnotes for some information on the status of many of the entries and how this Committee's position differs from that presented by the Town in the Brown Book.
- ◇ *Excluding* the many tens of millions of dollars of to-be-determined (TBD) entries, the total in this Committee's Plan for FY2017–FY2020 is already over \$157 million. Because the TBD entries include such major undertakings as the construction phases on projects for which only a small percentage is that has even been estimated (e.g., the School Capital Projects addressed in STM#1, Article 2) or entire major facility projects (e.g. new public-safety headquarters), the TBDs may, in fact, be on the order of the total stated amounts in all the years of our Plan.
- ◇ The Capital-related Stabilization Fund is receiving a significant net infusion for FY2016. (See Article 26) These funds, along with available CPF resources, will help us make significant progress on our more-routine capital projects, but will still leave us with a huge challenge to fund all of the possible out-year projects—likely including one or more appeals to the voters to support exclusion of the major capital projects just within the five-year span of this Plan from the limitation of Proposition 2½.
- ◇ Compounding the challenge of the next five years, inevitably there will be Big-Ticket Projects facing the Town in the years past FY2020. largest of these not shown would be the replacement or major renovation of the High School, which has been preliminarily estimated near \$200 million in the final report of the Town's Ad hoc Townwide Facilities Master Planning Committee (August 30, 2013).
- ◇ Because of the huge challenge this Town faces with regard to the renovation/replacement/renewal of its Capital Assets, this Committee continues to urge the BoS to move forward promptly to develop a formal, Town-wide, Facilities Master Plan for the Municipal facilities. A BoS-appointed committee has provided its input to the BoS for such a Town-wide Plan. This Committee stands ready to assist in any way that it can toward creation of such a Plan
- ◇ This Committee appreciates the Town's concern about citing a preliminary estimate for projects that are not at all well defined. We continue to urge the Town to present a prioritized and time-phased list of Big-Ticket Projects and their funding using a "best guess" for the likely costs. The Town's out-year amounts generally do not reflect the costs in then-year dollars. As this Committee does not have the means reasonably to adjust current-year values to then-year values, we are using the Town's dollar values unless we have made a change for another reason—in which case there will be a footnote explaining that.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2015 ATM & 2015 STMs (Mar 23<sup>th</sup>)

CEC FIVE-YEAR CAPITAL PLAN (FY2016–FY2020) <sup>1</sup>						
Capital Projects (by executing department)	Recommended FY2016	FY 2017 Plan	FY 2018 Plan	FY 2019 Plan	FY 2020 Plan	Non-TBD TOTALS
<b>Community Development</b>						
Conservation Meadows Preservation Program	\$26,400					\$26,400
Lower Vine Brook Paved Recreation Path Reconstruction	\$369,813					\$369,813
Acquisition of Wright Farm - Parcel 2	\$618,000					\$618,000
Parker Meadow Accessible Trail Construction		TBD				TBD
Land Acquisition <sup>2</sup>		TBD	TBD	TBD	TBD	TBD
<b>Subtotal—Community Development</b>	<b>\$1,014,213</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,014,213</b>
<b>Economic Development</b>						
Parking Meter Replacement	\$500,000	TBD				\$500,000
Grain Mill Alley <sup>3</sup>			TBD			TBD
<b>Subtotal—Economic Development</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>
<b>Fire and Rescue</b>						
Fire Pumper	\$500,000					\$500,000
Police/Fire Dispatching and Records Software	\$705,900					\$705,900
Ambulance Replacement			\$280,000			\$280,000
Portable Radio Replacement				TBD		TBD
Ladder Truck Replacement		\$1,000,000				\$1,000,000
Public Safety Radio Stabilization	\$90,000	\$90,000				\$180,000
<b>Subtotal—Fire and Rescue</b>	<b>\$1,295,900</b>	<b>\$1,090,000</b>	<b>\$280,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,665,900</b>
<b>Library</b>						
Cary Library Internal Reconfiguration <sup>4</sup>		TBD				TBD
<b>Subtotal—Library</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Information Services</b>						
Replace Town Wide Phone Systems	\$52,000	\$204,000				\$256,000
Head End Equipment Replacement		\$125,000	\$250,000			\$375,000
Municipal Technology Improvement Program	\$140,000		\$100,000	\$55,000	\$80,000	\$375,000
Network Redundancy & Improvement Plan <sup>5</sup>	\$57,000	TBD		TBD		\$57,000
<b>Subtotal—Information Services</b>	<b>\$249,000</b>	<b>\$329,000</b>	<b>\$350,000</b>	<b>\$55,000</b>	<b>\$80,000</b>	<b>\$1,063,000</b>
<b>Police</b>						
Police Outdoor/Indoor Firing Range—Hartwell Avenue	\$50,000	TBD				\$50,000
<b>Subtotal—Police</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,000</b>
<b>Public Facilities</b>						
Fire Station Headquarters Replacement <sup>6</sup>		\$242,000	TBD			\$242,000
Police Station; Renovation and Add-on <sup>7</sup>				TBD	TBD	TBD
LHS Phase 2 Overcrowding/Completion	\$90,200					\$90,200
Townwide Roofing Program		\$416,408	\$285,443	\$704,834	\$1,950,384	\$3,357,069
Public Facilities Mechanical/Electrical System Replacements	\$463,000	\$423,500	\$484,000	\$544,500	\$605,000	\$2,520,000
School Building Envelope and Systems Program	\$210,000	\$215,000	\$221,000	\$226,000	\$231,600	\$1,103,600
Middle Schools Space Mining <sup>8</sup>	\$674,000	\$350,000				\$1,024,000
LHS Heating Systems Upgrade	\$150,000	\$368,000	\$4,460,000	\$2,570,000	\$3,230,000	\$10,778,000
Municipal Building Envelope and Systems	\$182,760	\$187,329	\$192,012	\$196,812	\$201,732	\$960,645
School Building Flooring Program	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
School Paving Program	\$150,000	\$153,750	\$157,593	\$161,901	\$166,000	\$789,244
Interior Painting Program	\$133,425	\$161,534				\$294,959
Public Facilities Bid Documents	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
Diamond Middle School Lighting to Rear Parking Lot	\$77,000					\$77,000
Diamond Energy Improvements <sup>9</sup>		\$250,000	\$3,500,000			\$3,750,000
Visitors Center <sup>10</sup>		\$2,080,298				\$2,080,298
Middle School Science and Performing Arts		\$250,000	\$3,100,000			\$3,350,000
Hastings School Renovation/Replacement <sup>11</sup>		\$3,800,000	\$55,200,000			\$59,000,000
Clarke Middle School Circulation and Parking Improvements	\$363,000	\$2,200,000				\$2,563,000
Security Camera Upgrade to Digital from Analog	\$38,500	\$77,000	\$82,500	\$49,500		\$247,500
Cary Memorial Building Sidewalk Enhancement	\$194,200					\$194,200
Lexington Public School Educational Capacity Increase <sup>12</sup>	\$4,080,000	TBD	TBD	TBD	TBD	\$4,080,000
Community Center Sidewalk	\$50,000	TBD				\$50,000
Cary Memorial Bldg Records Center Shelving	\$75,398					\$75,398
LHS Modulers	\$350,000					\$350,000
<b>Subtotal—Public Facilities</b>	<b>\$7,481,483</b>	<b>\$11,374,819</b>	<b>\$67,882,548</b>	<b>\$4,653,547</b>	<b>\$6,584,716</b>	<b>\$97,977,113</b>

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CAPITAL EXPENDITURES COMMITTEE REPORT TO 2015 ATM & 2015 STMs (Mar 23<sup>th</sup>)

CEC FIVE-YEAR CAPITAL PLAN (FY2016–FY2020) <sup>1</sup> (continued)						
Capital Projects (by executing department)	Recommended FY2016	FY 2017 Plan	FY 2018 Plan	FY 2019 Plan	FY 2020 Plan	Non-TBD TOTALS
<b>Public Works</b>						
Center Streetscape Improvements <sup>13</sup>	\$2,700,000	\$2,800,000	\$2,900,000	\$3,000,000		\$11,400,000
Automatic Meter Reading System		\$657,250	\$496,000	\$496,000		\$1,649,250
Equipment Replacement <sup>14</sup>	\$1,270,000	\$840,000	\$790,000	\$790,000	\$770,000	\$4,460,000
Street Improvements <sup>15</sup>	\$3,231,250	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	\$16,031,250
Bikeway Bridge Repairs, Engineering <sup>16</sup>	\$10,000	\$70,000				\$80,000
Hastings Park - Undergrounding of Wires <sup>17</sup>						\$0
Storm Drainage Improvements and NPDES compliance	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$1,700,000
Sanitary Sewer System Investigation and Improvements	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,000,000
Hydrant Replacement Program	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Pump Station Upgrades	\$1,350,000	\$600,000	\$600,000	\$600,000	\$600,000	\$3,750,000
Comprehensive Watershed Storm Water Management Study	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Water Distribution System Improvements	\$900,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,900,000
Mass Ave—Three Intersections Improvement <sup>18</sup>		\$50,000		See Note		\$50,000
Sidewalk Improvement <sup>19</sup>	\$600,000	\$885,000	\$885,000	\$750,000	\$750,000	\$3,870,000
Dam Repair		\$530,000				\$530,000
Battle Green Master Plan - Phase 3 <sup>20</sup>			\$570,438			\$570,438
Town Wide Culvert Replacement	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Town-wide Signalization Improvements	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Hartwell Avenue Infrastructure Improvements	\$4,750,000			TBD		\$4,750,000
Municipal Parking lot improvements <sup>21</sup>			\$40,000	\$440,000		\$480,000
Hartwell Avenue Compost Site Improvements		\$350,000				\$350,000
Battle Green Streetscape Improvements <sup>22</sup>		\$200,000	\$900,000			\$1,100,000
Minuteman Bikeway Wayfinding Signs <sup>23</sup>		\$39,000	\$330,000			\$369,000
Westview Cemetery Building	\$35,000	TBD				\$35,000
Public Parking lot Improvement Program		\$100,000	\$500,000	\$500,000	\$500,000	\$1,600,000
<b>Subtotal—Public Works</b>	<b>\$17,441,250</b>	<b>\$13,916,250</b>	<b>\$14,806,438</b>	<b>\$13,371,000</b>	<b>\$9,415,000</b>	<b>\$68,949,938</b>
<b>Recreation</b>						
Lincoln Park Field Improvements	\$650,000					\$650,000
Athletic Facility Lighting		\$287,552		\$483,150		\$770,702
Pine Meadows Improvements			\$50,000		\$75,000	\$125,000
Park and Playground Improvements	\$68,000	\$68,000	\$68,000	\$60,000	\$75,000	\$339,000
Town Pool Renovation		\$1,188,308				\$1,188,308
Park Improvements - Athletic Fields	\$85,000	\$120,000	\$150,000	\$210,000	\$400,000	\$965,000
Pine Meadows Equipment	\$68,000	\$50,000		\$52,000	\$45,000	\$215,000
Park and Playgrounds ADA Accessibility	\$78,000	TBD				\$78,000
Park Improvements- Hard Court Resurfacing	\$55,000	\$55,000		\$60,000	\$40,000	\$210,000
Center Track and Field Reconstruction			\$3,000,000			\$3,000,000
Recreation Site Assessment of Potential Land Acquisition			TBD			\$0
<b>Subtotal—Recreation</b>	<b>\$1,004,000</b>	<b>\$1,768,860</b>	<b>\$3,268,000</b>	<b>\$865,150</b>	<b>\$635,000</b>	<b>\$7,541,010</b>
<b>Schools</b>						
Additional Time Clock System Funds	\$208,000					\$208,000
Food Service Equipment <sup>24</sup>	\$82,500	\$35,000	\$35,000	\$35,000	\$35,000	\$222,500
School Furniture, Equipment & Systems Program <sup>25</sup>	\$317,500	\$100,000	\$100,000	\$100,000	\$100,000	\$717,500
Design Funds for School Traffic Safety Mitigation		\$40,000		\$40,000		\$80,000
LPS Technology Capital Request	\$1,378,000	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000	\$6,658,000
<b>Subtotal—Schools</b>	<b>\$1,986,000</b>	<b>\$1,495,000</b>	<b>\$1,455,000</b>	<b>\$1,495,000</b>	<b>\$1,455,000</b>	<b>\$7,886,000</b>
<b>Town Clerk's Office</b>						
Archives & Records Management/Records Conservation & Preservation		\$20,000	\$20,000	\$20,000	\$20,000	\$80,000
Election System Upgrade		\$75,000				\$75,000
<b>Subtotal—Town Clerk's Office</b>	<b>\$0</b>	<b>\$95,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$155,000</b>
<b>Community-Wide (Potentially CPF Funded in Whole or in Part)</b>						
LexHAB Projects <sup>26, 27</sup>		\$140,000		TBD		\$140,000
Lexington Housing Authority Projects <sup>27</sup>				TBD		\$0
Community Housing on the Leary Property <sup>27</sup>				TBD		\$0
CPA Restriction Drafting & Enforcement Funds	\$25,000			TBD		\$25,000
Parker's Revenge Restoration	\$36,790					\$36,790
Study for the Restoration of the First Parish Church	\$40,000					\$40,000
CPC Administrative Budget	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
<b>Subtotal—Community-Wide</b>	<b>\$251,790</b>	<b>\$290,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$991,790</b>
<b>Totals (No Allowance for TBDs)</b>	<b>\$31,273,636</b>	<b>\$30,358,929</b>	<b>\$88,211,986</b>	<b>\$20,609,697</b>	<b>\$18,339,716</b>	<b>\$188,793,964</b>

Continued on next page

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2015 ATM & 2015 STMs (Mar 23<sup>th</sup>)

CEC FIVE-YEAR CAPITAL PLAN (FY2016–FY2020) <sup>1</sup> (continued)
Footnotes
<sup>1</sup> The following apply to all items below: (a) <b>all actions or positions cited, unless otherwise identified, have been taken by this Committee</b> ; (b) the amounts include all fund sources; (c) "TBD" indicates undefined at present, but the potential exists for one or more requests in those years; (d) most FY2017–FY2020 amounts are not presented on an inflation-adjusted basis; and (e) individual amounts may be below the \$25,000 capital threshold if projected to be funded from the CPF.
<sup>2</sup> May serve the Town for Recreation, Community Housing, and/or Open Space (which could include providing land for the West Lexington Greenway Project). It is likely that a major portion of the funding would be request from the CPF.
<sup>3</sup> Removed the \$18,000 funding in FY2016 and replaced the \$325,000 funding in FY2017. See Article 8(c) for the explanation.
<sup>4</sup> Changed the FY2017 \$375,000 request to a TBD as the Library's goal is to accomplish with private funds; however, if that is not sufficient funding, a request may be made in FY2017 for the Town to provide supplemental funds.
<sup>5</sup> FY2016 funding is solely for intra-building WiFi access, an ancillary benefit to the public and staff, but Phase III has slipped to FY2017. As timing of the completion of the overall effort is dependent on earlier effort, a multi-year TBD has been added.
<sup>6</sup> The Town does not yet have an available location; therefore, the Town has deferred the D&E funding request. CEC placed the request into FY2017; however, if a location were to become available, an earlier request would be welcomed. Moved this project to Public Facilities as that department will execute the project.
<sup>7</sup> Work to upgrade the Police Headquarters is expected to follow the Fire Department Headquarters replacement. Moved this project to Public Facilities as that department will execute the project.
<sup>8</sup> Moved the FY2016 deferred \$350,000 to FY2017.
<sup>9</sup> This project may be affected by the decision made in regard to the School Facility Projects. (See STM#1 Article 2)
<sup>10</sup> Left the Town's estimate for construction unchanged; however, until the recommended scope from on-going D&E is understood, the dollar amount is considered just a placekeeper.
<sup>11</sup> The Town is submitting this project to the MSBA for funding support. If MSBA accepts the project, both the actual overall cost and the timing of the request to Town Meeting may change.
<sup>12</sup> See Article STM#1 Article 2
<sup>13</sup> Concerned that even the FY2016 cost shown for the 1st phase may not prove sufficient. Therefore, escalated each of the outyear amounts. (See Article 11(a))
<sup>14</sup> See Article 11(b) regarding the one-time purchase in FY2016.
<sup>15</sup> Replaced the approximately \$2.6 million annual amounts FY2017–FY2020 with the amount recommended by the Town's latest update to the Pavement Management System Study. (See the description for "Roads" on Page 17.)
<sup>16</sup> Added in FY2017 the projected construction; however, note that estimate does not include a contingency amount.
<sup>17</sup> Removed the \$300,000. See Article 11(k) for the explanation.
<sup>18</sup> FY2017 funding is a placekeeper in case the final design entails any land purchases required to accomplish the project. Removed the FY2019 \$6,550,000 funding as it is anticipated that this project would only be done with State Transportation Improvement Program funding—which is not expected to be appropriated. However, there may be unknown ancillary costs which the Town would bear.
<sup>19</sup> Replaced the \$400,000 FY2017–FY2020 annual amounts with a baseline \$750,000 each year as the Town's current Pedestrian Accessibility Study states "It was observed that spending \$750k a year keeps both the network conditions and backlog at current levels. This is a good baseline for the Town to establish when budgeting for their sidewalk network." Shortfall of \$270,000 in the FY2016 request (see Article 11(e)) has been split as an additional increase across FY2017 & FY2018 in order to remain on pace with the recommended program.
<sup>20</sup> Slipped the request by one year as the timing of this project follows or correlates with the adjacent phases of the Center and Battle Green Streetscape Projects
<sup>21</sup> Believes any near-term work on those parking areas should commence after it is known what will be done about the renovation of the adjacent Police Headquarters and/or the Hosmer House. Therefore, slipped each funding request by one year; however, recognizes the deteriorating condition may not allow further slippage beyond that.
<sup>22</sup> Slipped the FY2016 & FY2017 requests each by one year as the 25% design of the intersection is not completed and believes both elements of the project should remain together.
<sup>23</sup> Slipped the FY2016 & FY2017 requests each by one year. (See Article 8(p))
<sup>24</sup> Added funding in FY2020 as this is seen as, potentially, a continuing need.
<sup>25</sup> Recognizes that the results of the District-wide inventory of its furniture is likely to affect the FY2017–FY2020 funding needs.
<sup>26</sup> Inserted in FY2017 the funding deferred from FY2016, to renovate the building(s) in the Wright Farm Parcel 2 whose purchase is requested under Article 9. If an earlier opportunity presents itself (e.g., a STM), an earlier request would be welcomed.
<sup>27</sup> Added as potential requests to the CPC during the time frame of this Plan.

## Programs

### *Conservation and Open Space*

Following the Town's purchase of the Busa Farm property in 2012, it remained under lease for farming with the original owner until November 2013. At that time the Town signed a lease with the Lexington Community Farm Coalition, Inc., to operate a community farm on a 7.39-acre portion of the property. The term of the lease is 10 years, commenced on January 1, 2014, with an option for two 5-year renewal periods. Operation of the farm continues, with support from private donors.

The 2012 ATM approved, under its Article 9, the acquisition of most of the Wright Farm property on Grove Street for open space. (See Article 8(r)) for the funding history.) This year the Town seeks Town Meeting's approval to exercise its option to purchase the remaining parcel of the Wright Farm. (See this ATM's Article 9)

The 2014 ATM approved under its Article 8(l), a joint request from the Conservation Commission, the Commission on Disability, and the Recreation Committee for \$34,500 from the CPF for the design of an accessible trail at Parker Meadow. A Request for Proposal (RFP) has been completed for a consultant to prepare the final bid documents for this project, and bids will be solicited this spring. Funding for the construction would be sought in the FY2017 budget cycle.

The Town is applying for funding to preserve meadow lands in Lexington by clearing extensive woody vegetation and removing invasive species which block views of stone walls and interfere with passive recreation. Funding is sought this year for the first phase of a multiphase project. (See Article 8(a))

The Conservation Commission has taken over responsibility from the Recreation Department for a path along the Vine Brook from Fairfield Drive to North Street. (See Article 8(q))

Continuing prior practice, the CPC is requesting funding of its administrative budget. (See Article 8(s))

### **Conservation and Open Space 5-Year Capital Appropriation History (All Sources)**

	<b>FY2011</b>	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>	<b>FY2015</b>
Cataldo/Cotton Farm Acquisition <sup>1</sup>	\$3,357,000				
Minuteman Bikeway Preservation	\$320,000				
Wright Farm Acquisition <sup>2</sup>			\$3,072,000		
Conservation Restriction Enforcement				\$25,000	
Lexington Center Pocket Park				\$21,500	
ACROSS Lexington				\$5,875	
5-Year Open Space & Recreation Plan Update				\$30,000	
Land Acquisition Off Concord Avenue (Portion of Sellars Parcel)					\$220,000
Parkers Meadow Accessible Trail D&E <sup>3</sup>					\$34,500
<b>Totals</b>	<b>\$3,677,000</b>	<b>\$0</b>	<b>\$3,072,000</b>	<b>\$82,375</b>	<b>\$254,500</b>

<sup>1</sup> Purchase authorized at the 2010 ATM, Article 9. Closing date not known. The full purchase price for the about 4.2 acres was \$3,857,000, but subsequently, the Town accepted a \$500,000 State LAND Grant (2011 ATM, Article 33) in regard to this purchase and it was subsequent received at the end of FY2012; therefore, the amount shown above is net of that \$500,000.

<sup>2</sup> Purchase authorized at the 2012 ATM, Article 9. Closing date was December 20, 2012. The purchase price for the about 12.6 acres (Parcel 1) was \$2,950,000 and there were \$122,000 needed for purchase-associated costs.

<sup>3</sup> This project the result of a joint request from the Conservation Commission, the Commission on Disability, and the Recreation Committee.

***Lexington Community Center & Muzzey Senior Center***

Lexington's Community Center (LCC), at 39 Marrett Road, was purchased for \$10,950,000 (with an additional \$262,500 for costs ancillary to the purchase) with funding appropriated at the March 18, 2013, STM, Article 2. Title to that land passed from The Supreme Council of the Ancient Accepted Scottish Rite of Freemasons to the Town of Lexington on December 3, 2013, and was recorded on December 5, 2013. The BoS had already created the Ad hoc Community Center Advisory Committee ("AhCCAC") on April 22, 2013, to identify short-term and long-term improvements to the property needed to support Town and potentially other programs to be housed at the LCC. The LCC will incorporate the functions of the current Senior Center and other Town staff and programs, but the greatly expanded space will permit a much broader range of multi-generational services to the Town. (At present, there is no decision as to what the Town will do with the space in the Muzzey Condominiums that has been the Senior Center. There are deed restrictions on that space so the Town's options are bounded. Once the space is vacated, the DPF will maintain the space in a care-taker mode.)

Major renovations were needed to convert the facility into one that can meet the needs of the services that are planned at the LCC. The contract for that work was awarded on August 7, 2014, and performance is proceeding on schedule. (For a summary of the funding actions for that work, see the background text explanation for Article 8(r), subparagraph c.) The LCC expects to open its doors in late May of this year. That opening will be with an initial capability and the services are expected to have ramped up within a few months, thereafter.

To manage the LCC and the associated Town functions, the BoS has approved a reorganization that has created a Recreation and Community Programs Department. The new department includes what had been the Recreation Department and the new staff being added for the management of the LCC. That department also has close tie with the Town's Human Services staff.

With the completion of the renovation contract, the currently known capital effort at the LCC will be completed. The AhCCAC had determined that the LCC could better provide an even-further-expanded program scope by the addition of two more buildings with which to provide a gymnasium and a larger, multipurpose, space. However, the other major capital demands facing the Town over at least the next five years—which are addressed in this report—preclude any further action in the near-term for such an expansion at the LCC.

***Fire***

The Fire Department uses industry standards and its own experience to establish the replacement schedule for its capital equipment. Unlike many pieces of Town equipment, fire engines and medic (rescue-ambulances) trucks are partially custom-made and equipped, require very detailed specifications, and typically require many months between placing the order and the delivery and acceptance of a piece of equipment.

The mission of the Fire Department in the 21<sup>st</sup> century has shifted beyond traditional firefighting to emergency services, homeland security, and community education—with our firefighters now being trained for Emergency Medical Services (EMS) and Advanced Life Support (ALS). The equipment to perform these missions has changed with new technologies for firefighting and communications, yet the basic pumper truck, ladder truck, and rescue-ambulance are still essential to the mission.

There are three FY2016 Capital requests by the Fire Department: Replacement of a pumper truck (see STM#2, Article 3), Fire/Police Dispatching and Records Software (Article 11(p)), Public Safety Radio Stabilization, Phase I (see Article 11(r)).

Lexington must continue to replace its aging equipment and retain back-up capacity. The table on the next page includes the forecasted need for replacing major capital vehicles in the current Department inventory.

## Major Capital Equipment

Except for the first entry (which is an FY2016 requested purchase) and the last (which reports the final disposal of a truck), the following is the current inventory of the Fire Department's major capital equipment<sup>1</sup>—ordered by the year of the currently projected replacement funding:

Projected Replacement Funding	ID	Type	Make	Model Year Purchased	Put-in-Service Date	Originally Projected Useful Life (Years)	Original Cost
FY2016	E-2	Pumper	TBD	2015	TBD	20 <sup>2</sup>	TBD <sup>3</sup>
FY2017	L-1	Aerial	Emergency One/ Cyclone	2000	Jun 2001	20 <sup>2</sup>	\$588,000 <sup>4</sup>
FY2018	M-09	Ambulance	Chevrolet/ Lifeline	2009	Jul 2009	9 <sup>5</sup>	\$204,000 <sup>6</sup>
FY2021	M-12	Ambulance	Ford/Horton	2012	Mar 2012	9 <sup>5</sup>	\$251,199 <sup>7</sup>
FY2022	E-3	Pumper	Emergency One/Typhoon	2004	Jan 2005	20 <sup>2</sup>	\$345,000
FY2024	M-15	Ambulance	Ford/Horton	2015	Feb 2015	9 <sup>5</sup>	\$240,127 <sup>8</sup>
FY2027	E-1	Pumper	Ferrara/ Intruder II	2007	Apr 2008	20 <sup>2</sup>	\$389,000
FY2034	E-4	Pumper	Emergency One/Typhoon	2013	Mar 2014	20 <sup>2</sup>	\$465,000 <sup>9</sup>
FY2036	E-2	Pumper	TBD	2015	TBD	20 <sup>2</sup>	TBD
Not Applicable <sup>10</sup>	S-1	Bucket Truck	International	1984	1984		

<sup>1</sup> Includes ID series "E" (pumpers), "L" (ladder), & "M" (Medic)(M designation followed by vehicle year). Not included are ID series "C" (cars), "H" (trailer), "S" (service vehicles, including trailer), "F" (forestry), and a light unit as they are (or would be) funded from the operating budget.

<sup>2</sup> The life span of these vehicles is based on 10 years of frontline service, and 10 years in reserve status.

<sup>3</sup> See STM#2, Article 3.

<sup>4</sup> As of Mar 2015, projected replacement cost in FY2017 is over \$1,000,000.

<sup>5</sup> The life span of ambulances is based on 3 years of primary service, 3 years of secondary service, and 3 years in reserve.

<sup>6</sup> As of Mar 2015, projected replacement cost in FY2018 is ~\$280,000.

<sup>7</sup> Net cost was \$241,199 (\$251,199 less \$10,000 for the trade-in for old M-3), but gross cost being listed as future status of a trade-in is unknown—plus it's expected any purchase ~8 years out will, as with all the other out-year purchases, be at a much higher cost.

<sup>8</sup> Net cost was \$230,127 (\$240,127 less \$10,000 for the trade-in for old M-06), but gross cost being listed as future status of a trade-in is unknown—plus it's expected any purchase ~8 years out will, as with all the other out-year purchases, be at a much higher cost.

<sup>9</sup> \$485,000 was appropriated in FY2014. The engine cost was \$465,000 less \$50,000 for the trade in of a 2003 Ferrara/International pumper, put in service in July 2003, with a net cost of \$415,000. Approximately \$20,000 was spent for ancillary equipment for the new pumper."

<sup>10</sup> This truck had been used to service the remaining wired fire-alarm circuits. Its bucket was transferred over from a 1969 model-year truck that had been in the inventory. The recheck was done to ensure that those circuits to be removed by other parties had also been removed and they had. The truck has been scrapped. It could no longer be certified, it had no remaining value, and will not be replaced. Equipment would be borrowed from DPW, if needed, for a similar function in the future.

**Fire Department 5-Year Capital Appropriation History (All Sources)**

	FY2011	FY2012	FY2013	FY2014	FY2015
Self-Contained Breathing Apparatus	\$260,000				
Fire HQ Alarm Receiver	\$30,000				
Fire Trucks & Ambulances		\$240,000		\$485,000	\$250,000
Firefighter Protection Turnout Gear		\$88,000			
Public Safety Radio Connectivity			\$50,000		
Heart Monitor					\$105,000
<b>Totals</b>	<b>\$290,000</b>	<b>\$328,000</b>	<b>\$50,000</b>	<b>\$485,000</b>	<b>\$355,000</b>

***Police***

The Lexington Police Department (LPD), which provides public safety services through a team of dedicated police officers, detectives, dispatchers and support staff, is supported by the Town's Capital Program in the areas of communication systems, computer systems, and improvements to the facility in which it is housed and trained.

The FY2016 Capital Budget contains one request for funding a Police Department capital project (and one joint request with the Fire Department (see above)). A new firing range at the Hartwell Ave compost site has been contemplated for several years in order to meet current firearms training requirements and needs of modern police work, as well ensuring readiness to respond to weapons currently on the streets—and potentially serving a regional need. We are pleased to see the timing of this project moved to a D&E request this year. (See Article 11(s))

We note that the Town's recommended 5-Year Capital Plan reflects funding D&E related to a renovation and add-on to the existing Police Station located at 1575 Massachusetts Avenue in FY2019, with construction funding as TBD. Beyond correcting very basic needs due to overcrowding and functional inadequacy, the renovation of the police station will include other necessary enhancements. For instance, the Police Department must substantially improve its ability to process fingerprints with a larger fuming tank and replacement of the smaller tank. (Standing alone, these costs would exceed \$25,000.) Because this upgrade requires a larger lab and building design to support the use, it will be incorporated into the Police Station renovation project.

The Federal Government has mandated that public-safety agencies (including Lexington's Police and Fire Departments) will be required to move their radio-band frequency from the current 400 band, to the 800 band. This will require a complete replacement of radio equipment, including hand held, mobile, and base stations. The radio system was upgraded and changed in 1994, at a cost of over \$1 million. A change to the new frequency band will be a capital project affecting both the Police and Fire Departments. The departments are currently studying how best to comply with the new mandates. Cost estimates will follow once the scope and timing of the project is clearly defined

**Police Department 5-Year Capital Appropriation History (All Sources)**

	FY2011	FY2012	FY2013	FY2014	FY2015
Police Station Ventilation System <sup>1</sup>	\$31,700				
<b>Totals</b>	<b>\$31,700</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> CPF

***Library***

In December 2010, architects Adams and Smith were hired to study how operations at the Main Library could be improved (\$25,000 under 2010 ATM, Article 12(q)). Funding of \$100,000 for recommended changes was approved under 2011 ATM, Article 13(l). The recommendations include changes to workflow and ergonomics. Under 2013 ATM, Article 10(b), \$124,000 was appropriated to purchase equipment and supplies and provide for staff time to convert Cary Library materials to Radio Frequency ID (RFID) as a direct result of that report. That implementation is underway. As a result of a 2013

strategic plan, the library is looking to realign and reconfigure some of its spaces and services to today's library patron needs. That work is expected to be funded privately.

Restoration work to, and updating the Massachusetts Historical Commission Inventory on, the Stone Building (former East Lexington Library Branch), including a new roof, gutters, aluminum siding removal, painting, and window glazing, were completed in 2010 using \$202,933 from the CPF under 2010 ATM, Article 8(q). Although the Historic Structures Report on which this work was based recommended a small addition to the rear, those plans were not acted upon as the Town has not yet determined a new use for the building. The building continues to be maintained by the DPF under the oversight of the Cary Library Board of Trustees.

### **Library 5-Year Capital Appropriation History (All Sources)**

	<b>FY2011</b>	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>	<b>FY2015</b>
Materials Handling & Workflow—Study	\$25,000				
RFID Conversion Project				\$124,000	
<b>Totals</b>	\$25,000	\$0	\$0	\$124,000	\$0

### ***Public Works***

The Department of Public Works (DPW) is responsible for design, bidding, construction, and management of projects related to all Town facilities except buildings that are assigned to the Department of Public Facilities (DPF). The DPW is organized around seven divisions which are responsible for these elements: Administration, Engineering, Highway, Public Grounds, Environmental Services, Water, and Sewer. Environmental Services manages solid waste; recyclables; yard waste from Lexington, the Town of Arlington and private contractors; and hazardous products from Lexington and 8 other neighboring communities.

Major components of DPW's FY2016–FY2020 capital projects include:

- Road and sidewalk improvements
- Water distribution and sanitary-sewer systems improvements
- Storm-water control and management
- Hartwell Avenue Infrastructure Improvements
- Trucks and heavy equipment necessary to accomplish the DPW mission

DPW's capital needs—except CPA, Revolving-Fund, or Enterprise-Fund projects—must be funded by the general tax levy and/or voter-approved debt exclusions. Almost all construction projects for the sanitary-sewer system and for the water-distribution system are funded from Enterprise Funds. Likewise, large trucks and heavy equipment used in support of the sanitary-sewer and water-distribution systems are funded by Enterprise Funds.

### **Engineering**

Engineering work for all DPW projects is either done “in house” or contracted to outside consulting and/or design firms. In addition to supporting on-going DPW work, it represents an essential component of the development of a majority of our DPW's future projects. The Engineering Division will oversee the design of multiple projects funded in this-year's budget. (See Article 11(a), (c–k), & (m))

### **Roads**

Lexington has a total of 199.6 miles of roads. That total consists of 135.0 miles of Town-accepted roadways, 18.5 miles of private/unaccepted roadways, and 46.1 miles of State highway. (Source: Fay, Spofford & Thorndike (FST) report delivered to the Town, January 9, 2015) DPW maintains the public roadways; the remainder being maintained by the private owners or the State. DPW also maintains the Town's portion (5.3 miles) of the 10.0-mile Minuteman Commuter Bikeway.

In April 2010, the Town retained FST, a civil-engineering consulting firm, to develop and implement a Pavement Management System (PMS) for its public roadways and its portion of the Bikeway. The first study was completed in November 2010 and has been updated annually. The latest update (cited above) states “Lexington is in very good shape from a Pavement Management standpoint. Over 40% [of] the entire roadway network is in the ‘Do Nothing’ treatment band and 5.5% of the network requires ‘Base Rehabilitation’, which is even less than last year’s 6%.” and “We recommend the Town maintain a pavement management funding level in the \$3.2 million range this year.”

Funding for roads is a combination of State Chapter 90 funds and Town funds and fulfills that recommendation. (See Article 11(i))

The comprehensive study, with the annual updates, provides an extensive roadway database describing actual pavement conditions and roadway characteristics in order to better understand future roadway-funding requirements. The initial study reported the replacement cost for just the Town-accepted roadways would be in excess of \$85 million in FY2011 dollars. (A more detailed analysis of the report is contained in this Committee’s report to the 2011 ATM, starting on Page 21.)

The latest update reports the current backlog of outstanding work is \$23,231,870—which is about \$1.1 million more than last year’s. (“Backlog” is the cost of repairing all the roads within one year and bringing the average Pavement Condition Index (PCI) to a near perfect 100.) It also reports the current, average, PCI in Lexington is 73.2, which has decreased slightly from last year’s 74.1. That puts the Town’s roadway network in what is considered the “Routine Maintenance” treatment band (68–87), one down from the top “Do Nothing” band (88–100).

This Committee remains extremely pleased to 8(g) the annual update of the PMS study as that provides a quantitative basis for determining the condition of the pavements that the DPW maintains. That information, along with recognition of pending associated impacts on our pavements (e.g., cuts for utilities work, construction for storm-water and wastewater system improvements, sidewalk-related projects, etc.) offers the promise of an even-more productive and cost-effective program going forward. (See Article 11 (h) & (i))

## **Sidewalks**

The town has over 84 miles of sidewalks. In 2005, due to the overdue need to upgrade and extend the sidewalks, the BoS appointed the Sidewalk Advisory Committee (SAC). Sidewalk maintenance and extension are expensive. These costs reflect issues of obstructions, easements, and addressing objections from residents. The SAC’s overall policy is to develop a prioritized sidewalk construction plan focusing on the Safe Routes to School Program, other high-pedestrian-traffic routes, and high-walking-hazard streets.

This Committee is pleased that funding requests for center-business-district sidewalks are presented separately from those for residential sidewalks and that there are now three sidewalk categories: residential, CBD, and non-CBD business.

The FY2016 sidewalk-funding request will allow the completion of residential projects outside the CBD, chosen through cooperation between the SAC and the DPW. This work includes D&E (as needed), as well as construction of new sidewalks and rebuilding/repaving existing sidewalks in several areas, with a focus on residential areas. Funding is also being requested for the design of a sidewalk at the Community Center. (See Articles 11(e) & 8(f)) In addition, feasibility studies for sidewalks on Pleasant Street and Prospect Hill are proposed. (Articles 12 & 13, respectively) There also is additional sidewalk work proposed. (STM#2, Article 4, & ATM Article 11(a))

## **Town-wide Signal Improvements**

Many of the Town’s signals are outdated and sometimes malfunctioning. An Engineering Division study, funded with Traffic Mitigation funds, has identified those locations in need of improvement, after assessment of condition, signal timing, delays, ADA requirements, etc. (See Article 11(a) & (g))



## **Water Distribution System**

Many of the Town's water mains were installed in the early 1900s and require an ongoing engineering program plan of pipe cleaning, lining, or replacement. On an annual basis, the DPW implements work for cleaning, lining, and/or replacement of unlined, inadequate, aged, and breaking water mains to improve water quality, pressure, and fire-protection capabilities, and to reduce frequency and severity of water-main breaks, as well as to minimize water-main "dead ends". Work continues to replace remaining unlined pipes. The work will then focus on replacing aging mains or those with a higher break history. Engineering has a program plan for this work and its project list is shortening. (See Article 14).

Heavy equipment and trucks used by the Water Division are procured with Water Enterprise funds. Where equipment is shared with the Sewer Division, the costs are shared. (See Article 11(b))

The Engineering Division has documented the materials, age, and break history of the Town's water mains and uses that information as well as material sampling (when appropriate) to determine its engineering replacement-and-rehabilitation plan, as well as suitable methods therefore. Some of the "out year" funding in the capital plan is still approximate due to the difficulty of actual testing in a working water system (unlike roads which can be analyzed visually and with easily accessible samples, water systems can only be tested by shutting down service to the section being tested (and the residents that section serves) and deep excavation. In the instance of older components of the system, (Massachusetts Avenue, for instance, is over 100 years old), work scope cannot be completely developed until preliminary exploratory work on actual site conditions is performed. That exploratory testing is both costly and disruptive, and therefore is performed on as limited a basis as practicable. (See Article 14)

## **Hydrant System**

The FY2016 funding for hydrant replacement is evenly divided between Tax Levy funds and the Water-Enterprise Fund. This Committee continues to encourage replacement at an accelerated rate and welcomes that the level of funding proposed for this year is 50 percent more than the FY2015 level. (See Article 11(l))

## **Sanitary Sewer**

The sanitary-sewer system (also known as the wastewater system), like the water-distribution system, has sections that date back to the early 1900s. Due to age-related deterioration, some sections are susceptible to storm-water inflow and groundwater infiltration which increases the total flow to the Massachusetts Water Resources Authority (MWRA) treatment system, resulting in increased charges to the Town, and causing overloading of parts of the system. There is an ongoing program of investigating, evaluating, replacing and repairing sections of the system. (See STM#2, Article 2 & ATM Article 15)

The system has 10 wastewater pumping stations that need continual maintenance and periodic updating and which the Sewer Division has been upgrading. In September 2012, the engineering firm Wright-Pierce performed a detailed survey of the pump stations, generating a 20-year repair/replacement plan for the 10 pumping stations. This year's request is consistent with those findings. (See Article 15)

Three pumping stations (Main pump station, Concord Avenue, and Potter Pond) now have backup electric-power generators. This Committee considers that emergency generators should be provided at other pump stations as soon as practicable, and we are pleased to report that DPW has made plans to accomplish that. With a combination of available Capital funds and their Operating Budget, this important enhancement began in FY2013 with the Concord Avenue station, and a comprehensive plan now exists for the remaining stations.

Heavy equipment and trucks used by the Sewer Division are procured with Sewer Enterprise Funds that are funded by Sewer Rate-Payer fees, additional fees and charges, investment income, and connection fees. Where equipment is shared with Water Division, the costs are shared. (See Article 11(b))

## **Dam Restoration**

The State Department of Conservation and Recreation mandates inspecting every five years every dam that is rated as a “significant-hazard dams”. That rating is assigned to dams based on the risk from the water it impounds being released; it does not reflect its state of repair. There are two dams in Lexington.

Butterfield Dam on Lowell Street: Engineering studies and construction work were funded under 2011 ATM Article 10(a) & 2012 ATM Article 12(g). Construction of Phase II (the last) of that work is now complete with the exception of minor punch-list items.

Old Reservoir Dam on Marrett Road: 2014 ATM Article 10(i) funded design and cost estimates for the work on it to insure its long-term stability. Proposals are currently being solicited for design work. This design work is expected to commence this spring. It is now contemplated that a request for the construction funding for that work will be brought to the 2016 ATM.

## **Storm-Water Drainage and National Pollution Discharge Elimination Systems (NPDES)**

Storm drains collect storm water along Town streets and parking areas, and convey this water to streams and other bodies of water. The storm-drain pipes and the pavement-level catch basins that direct storm water to them occasionally fail due to heavy loads passing over them and/or loss of supporting soil around them thereby creating holes in the street. In addition, as streets are repaired and repaved, it is frequently discovered that the storm-drainage system is seriously deteriorated. Concurrent drainage-system repairs are required to prevent further deterioration and to protect newly paved streets. It also is necessary to study and repair drains where overflow conditions develop and/or complaints are received. (See Article 11(c)) The goal of the Federal National Pollutant Discharge Elimination System (NPDES) program, under which the Town has a State-administered permit, is to maintain water quality. New permitting regulations are anticipated that are expected to increase costs and complexities of this work in future years.

## **Comprehensive Watershed Storm Water Management Systems**

The Town must maintain its 18 brooks, three watersheds, and its numerous wetlands in a condition such that they do not reduce the volume of water that can be handled by our storm-drainage systems. Sediment and broken tree limbs impede the flow of water and cause flooding and damage to private property, thus creating liabilities for the Town. Funding is being requested for the continuing design/implementation of the watershed plans. (See Article 11 (d))

## **Culvert Repair**

There are more than 50 culverts in Town and many are near, or at, failure. A culvert is defined as a pipe or drain that carries a stream or ditch under a roadway. DPW’s engineering program for on-going culvert inspections has confirmed a need for culvert replacement and extraordinary repairs. This is a companion program to the on-going Watershed Management Plan. The 2011 ATM Article 7(s) appropriated \$65,000 for the review, design, and permitting for repairs to the three culverts under the access road to the Hartwell Avenue Compost Facility. The 2012 ATM Article 12(d) appropriated \$390,000 for replacement of those three culverts and for D&E for repairs to culverts identified in storm-drainage studies. The three culverts at the entrance to the Compost Facility and an additional culvert on Concord Avenue near the Belmont Town Line, were replaced in 2014. In 2015, construction is planned for the culvert under Revere Street at the North Lexington Brook and for the culvert under Concord Avenue at Hardy’s Brook. FY2016 funding is being requested to replace a culvert carrying the Bikeway (including the D&E cost and a contingency) and design work for future culvert construction. (See Articles 8(n) and 11(f))

## **Public Grounds**

The Town owns approximately 630 acres of land of which approximately 110 acres are in parks, playgrounds, conservation areas, athletic facilities, school grounds, and historical sites. In addition, Town

staff administers and maintains four cemeteries with a combined area of a little over 30 acres. The Forestry staff maintains approximately 10,000 trees along roadways and an indeterminate number of trees, shrubs, and plantings on Town-owned land.

This year's request is for the relocation from overhead to underground of electrical distribution lines in Hastings Park. (See Article 11(k))

### **Minuteman Commuter Bikeway**

This 10-mile Bikeway, which was opened in 1993, runs from the Alewife MBTA Station to the Railroad Freight House in Bedford; 5.3 miles of the Bikeway lies in Lexington. The DPW maintains the Lexington segment.

A request is being made to investigate restoring the bridge carrying the Bikeway over Grant Street. (See Article 11(j)) and, as noted above under Culvert Repair, there is a request to replace a culvert supporting the Bikeway.

In addition, funding is requested for the design of Way-Finding-and-Etiquette signage for the Lexington portion of the Bikeway. (See Article 8(p))

### **DPW Equipment**

DPW has 145 pieces of significant equipment (includes vehicles). The replacement value for that equipment today is approximately \$8 million. Of these, 90 pieces had an individual acquisition cost in excess of \$25,000; therefore, their replacement would normally be subject to this Committee's review.

DPW has developed a well-conceived program of replacing the older, less fuel-efficient and high-maintenance equipment with standard, off-the-shelf vehicles and equipment that will last longer and cost less to maintain and operate. Replacement of equipment replacement with individual acquisition costs under \$25,000, and of all automobiles, is funded with operating funds. The current 5-year equipment-replacement schedule projects annual costs between \$700,000 and \$800,000 per year. The FY2016 requested funding was increased above that usual annual range to purchase a windrow turner for the compost operation at Hartwell Avenue. This piece of equipment was added to the budget as a result of the study done in conjunction with the solar project that was approved for the compost site. The study demonstrated that the having the windrow turner will assist the compost operation by enhancing efficiency and productivity—even if not required to operate in a reduced space as a result of the solar project. (See Article 11(b))

**DPW 5-Year Capital Appropriation History (All Sources)**

	FY2011	FY2012	FY2013	FY2014	FY2015
<b>Capital using Tax Levy &amp; Chapter 90 Funds</b>					
DPW Equipment	\$400,384	\$365,000	\$595,000	\$349,000	\$428,440
Street Improvements & Easements <sup>1</sup>	\$1,376,578	\$1,546,602	\$4,026,000	\$2,814,238	\$3,216,029
Street light/Traffic lights/Traffic mitigation	\$217,000	\$87,000	\$125,000	\$125,000	\$125,000
CBD Streetscape			\$240,000		\$600,000
Battle Green Area Improvements			\$203,845		\$90,000
Town-wide Culvert Replacement			\$390,000	\$390,000	\$390,000
Drainage/dams/brook cleaning	\$270,000	\$770,000	\$600,000	\$340,000	\$340,000
Sidewalk/bikeway improvements	\$340,000	\$200,000	\$550,000	\$3,304,000	\$400,000
Comprehensive Watershed Study & Implement	\$110,000	\$50,000	\$165,000	\$390,000	\$390,000
Hydrant Replacement	\$25,000	\$25,000	\$25,000	\$50,000	\$50,000
Public Grounds		\$35,000		\$15,000	\$120,000
<b>Tax Levy &amp; Chapter 90 Totals</b>	<b>\$2,738,962</b>	<b>\$3,078,602</b>	<b>\$6,919,845</b>	<b>\$7,777,238</b>	<b>\$6,149,469</b>
<sup>1</sup> FY2013 includes \$175,000 of D&E & \$1,500,000 of construction for Grove Street & Robinson Road work that, although off the site and, thus, is the responsibility of DPW, is in conjunction with the New Estabrook School project.					
<b>Capital using Enterprise Funds</b>					
<b>Sanitary Sewer</b>					
Sanitary Sewer System		\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Pump station upgrades	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000
DPW Equipment	\$45,000			\$145,000	\$40,500
<b>Sewer Sub-Totals</b>	<b>\$145,000</b>	<b>\$1,300,000</b>	<b>\$1,300,000</b>	<b>\$1,445,000</b>	<b>\$1,840,500</b>
<b>Water</b>					
Water Mains Relining & Replacement	\$900,000		\$900,000	\$900,000	\$900,000
DPW Equipment	\$57,420			\$145,000	\$216,500
Hydrant Replacement	\$25,000	\$25,000	\$25,000	\$50,000	\$50,000
Rehabilitate Standpipes	\$160,000				
<b>Water Sub-Totals</b>	<b>\$1,142,420</b>	<b>\$25,000</b>	<b>\$925,000</b>	<b>\$1,095,000</b>	<b>\$1,166,500</b>
<b>Enterprise-Fund Totals</b>	<b>\$1,287,420</b>	<b>\$1,325,000</b>	<b>\$2,225,000</b>	<b>\$2,540,000</b>	<b>\$3,007,000</b>
<b>Capital using DPW Compost Operating Revolving Fund</b>					
Culvert Replacement		\$65,000			
<b>Revolving Fund Totals</b>	<b>\$0</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Public Facilities**

The Department of Public Facilities (DPF) is responsible for the coordination and care of all Town-owned buildings including those under the control of the BoS, Town Manager, Library Trustees, and School Committee. Expenses associated with the DPF staffing, maintenance (including preventative maintenance), custodial services, capital-project management, utilities, landscaping and grounds (at schools only), and building rentals are the responsibility of this department.

The DPF is organized around four areas of responsibility: Administration, Project Management, Facility Maintenance and Repair, and Custodial Services. Administration is responsible for the administration of the Department. Project Management is responsible for major capital renovations and providing staff support to the Town's Permanent Building Committee for new construction. Facility Maintenance and Repair is responsible for the maintenance and repair of all the facilities listed below. Custodial Services is responsible for custodial services in all those facilities.

DPF is responsible for buildings at 23 locations: Town Office Building, Cary Memorial Building, Police Station, Fire Department Headquarters, East Lexington Fire Station, Samuel Hadley Public Services Building, Stone Building (previously used as the East Lexington Library), Cary Memorial Library, Visitors Center, Council on Aging Facility (Senior Center in the Muzzey Condominiums, 1475 Massachusetts Avenue), Community Center (property at 39 Marrett Road to which the Town took title in December, 2013, and to which a transition of the Senior Center is planned at the completion of the

renovation to that property (projected to be this May), Westview Cemetery, the Hammond A. Hosmer House, nine schools, and the Schools' Central Administration (in the old Harrington School).

DPF has taken a systematic approach to solving problems that affect both Municipal and School buildings, including roofs, flooring, building envelope, and school paved parking and sidewalk areas. During FY2013, DPF further refined its estimates for these programs, which in a few cases should be more on-going maintenance than capital expenditures. However, as the needs exist and the work will be funded using GF cash, the Committee supports these projects being in the Capital Budget.

This year's request for DPF Capital funding includes a wide range of important work to both enhance buildings to meet the programmatic demands of the programs that occur in them as well as to attend to the extraordinary repairs and maintenance that are essential to extending the useful life of the buildings. (See Article 18)

This fiscal year has required attention to concluding the project management of the new Estabrook Elementary School (completed except for a few punch-list items that are scheduled for close out this May), and renovation to the newly acquired property at 39 Marrett Road for a Community Center to accommodate the Senior Center programs, expanded programming for all ages in the community, and for the Social Services and Recreation Department staff which manage those activities. (When the Community Center opens—currently projected for May 2015—pending a decision by the BoS on reuse of the space currently occupied by the Senior Center, DPF's management of that space would become "caretaker" as is the current case for the Stone Building and the Hosmer House.) The contract for the Cary Memorial Building Upgrades was awarded on June 19, 2014, and certificate of occupancy is scheduled for this September. Project Management also continues on previously authorized projects with the first phase of the project for pre-fabricated modular buildings at the Lexington High School finished in time for the opening of the current school year, and now moving into the second phase whose units are to be available before the start of the 2015/2016 school year. Additional funding will be requested at the March 23, 2015, Special Town Meeting #2 for that phase. (See STM#2, Article 6) There will be significant, continuing, management demands on the Facilities Department as other major and minor projects are being explored in the coming years.

The School Master Plan was completed on January 28, 2015. That Plan determined the capacity of the existing nine schools and proposed options to expand capacity to meet the growing enrollment forecast by the Superintendent's Enrollment Working Group. The March 23, 2015, Special Town Meeting #1 will request funds to address capacity increases for pre-kindergarten (pre-K), elementary, and middle schools by confirming the Master Plan concepts, developing schematic designs and then developing design-and-construction documents in preparation for future construction appropriations by future Town Meeting(s). As part of the process, the School Committee voted to authorize the Superintendent to submit a Statement of Interest (SOI) to Massachusetts School Building Authority (MSBA) for the Maria Hastings Elementary School—and that is expected to be done this month after the BoS votes to do so. If MSBA selects to participate in replacing that school, the Town may receive approximately 30% of the eventual cost in State funding. (See STM#1, Article 2).

## Public Facilities 5-Year Capital Appropriation History (All Sources)

As inconsistencies have been found with the FY2011–FY2014 data as presented in prior reports, at this time they are not being repeated. (Once validated, they will be provided, as applicable, in a future report.)

Program	FY2015
<b>Municipal</b>	
Building Envelope	\$178,302
Visitors Center Design	\$220,608
Cary Memorial Building Upgrades	\$8,677,400
Community Center Renovations	\$3,551,000
E. Lexington Fire Station Fitness Rm	\$75,000
Municipal Sub-Total	\$12,702,310
<b>Schools</b>	
Evaluation of Middle Schools Spaces	\$40,000
Public Facilities Bid Documents	\$75,000
Building Envelope	\$230,000
Landscaping/Paving	\$100,000
Extraordinary School Repairs	\$423,750
Clarke School Auditorium	\$69,300
Clarke School Elevator	\$275,000
School Master Plan	\$250,000
LHS Heating System	\$75,000
Schools Sub-Total	\$1,538,050
<b>Grand Totals</b>	<b>\$14,240,360</b>

## Recreation

Recreation Department programs are funded from three sources:

- Tax Levy (e.g., used for neighborhood playgrounds, athletic fields, and basketball court improvements)
- Recreation Enterprise Fund (e.g., used for fee-based activities such as Pine Meadows Golf Course, Irving H. Mabee Pool, Old Reservoir, and tennis courts)
- CPA funds (e.g., preservation of recreation facilities, including those for fee-based activities)

Fee collections for Enterprise Fund-based activities are weather dependent and can vary from year to year. The Recreation Enterprise Fund makes an annual debt-service payment of \$100,000 per year for Lincoln Fields (ending in February 2018). It also makes an annual indirect payment to the Town that in FY2015 will be \$233,600.

CPA monies have enabled some large projects which otherwise might not have been financially viable. Most recently, the Center Playfields Drainage Project has been funded \$2,392,754 through CPF appropriations in FY2011–FY2013. Significantly, amendments to the CPA that were signed into law on July 8, 2012, now allow CPA funding to replace playground equipment and other rehabilitation work on fields not originally purchased with CPA funds.

At this Town Meeting, Recreation-related funding requests include funds to:

- Renovate the playground at Marvin Park. (See Article 8(i)) This project is part of an ongoing program to update community playgrounds and to bring them into compliance with current Americans with Disabilities Act (ADA) standards.
- Renovate Lincoln Park natural-grass softball field, including permanent features. (See Article 8(j))

- Conduct a study of the Town's recreation areas with regard to accessibility. (See Article 8(k)) Standards required by the Americans with Disabilities Act evolve over time, and compliance with the ADA requires ongoing efforts to meet them.
- Rehabilitate the basketball courts at Marvin Park and Sutherland Park. (See Article 8(l)) This is part of an ongoing hard-court-resurfacing program of the Town's track, basketball and tennis courts.
- Replace synthetic turf at the 3<sup>rd</sup> of the 3 such fields at Lincoln Park. (See Article 8(m))
- Replace a Pine Meadows Golf Club mower which has exceeded its life expectancy. (See Article 10) The Recreation Department tracks all of its capital-equipment life expectancy based on manufacturers' recommendations, but replacement is based on the actual, observed, condition..

### Recreation 5-Year Capital Appropriation History (All Sources)

Program	FY2011	FY2012	FY2013	FY2014	FY2015
Athletic Fields	\$50,000		\$60,000	\$65,000	\$100,000
Park, Playgrounds, & Tot Lots			\$185,000	\$147,500	\$150,000
Pine Meadows Golf Course			\$46,000	\$75,000	\$51,000
Swimming (Old Res & Center)	\$25,000				
Center Playfields Drainage	\$875,173	\$911,863	\$605,718		
Town Pool Renovations		\$165,000			
Lincoln Fields Improvements				\$565,000	\$620,000
<b>Totals</b>	<b>\$950,173</b>	<b>\$1,076,863</b>	<b>\$896,718</b>	<b>\$852,500</b>	<b>\$921,000</b>

## Schools

### Overview

The Lexington Public Schools (LPS) provide educational, athletic, and club activities for students in grades Kindergarten–12. This is the enrollment for the current and the two previous academic years:

#### Enrollment in Lexington Public Schools<sup>†</sup>

Grades	Academic Year		
	2012/2013	2013/2014	2014/2015
Kindergarten (K)–5	2,847	2,925	3,024
Middle Schools (6–8)	1,641	1,657	1,616
High School (9–12)	1,991	2,002	2,094
<b>Totals</b>	<b>6,479</b>	<b>6,584</b>	<b>6,734</b>

<sup>†</sup>Enrollment figures are those as of October 1st as required by the State's Department of Elementary and Secondary Education (DESE) for each academic year.

Pre-school programs are also offered by the LPS. The number of children in Pre-K is variable, but the number of special-education children needing a full-day placement vs. a half-day placement has been rising which has added significantly to the pressing need for additional Pre-K classrooms

LPS currently own and operate six elementary-school buildings, two middle-school buildings, and the high-school complex of four, freestanding, academic buildings and a field house. Central Office (“Administration”) personnel and services are located in what had been the old Harrington School. In addition, the old Harrington houses elements of the Lexington, Arlington, Burlington, Bedford, Belmont (LABBB) Collaborative and Pre-K programs. The maintenance of those fourteen buildings is overseen by the DPF.

Perhaps the most important capital issue facing LPS is the fact that other than the Estabrook Elementary School, the schools are already at or over capacity, so the increasing enrollments present a growing pressure on the schools from a building-capacity perspective. To confront this issue, the LPS put together a group of citizens to address the issue of forecasting enrollments. That Enrollment Working Group reports that the recent enrollment growth was driven primarily by an increase in families with school-age children moving into apartments. There exists enough headroom in apartments for this to continue for some years into the future, so the expectation is that enrollment will likely continue to grow for at least several years.

As a result of the likely continued growth in enrollment coupled with the lack of additional capacity in the current schools and the condition of the Maria Hastings School, the LPS formed the Ad hoc School Master Planning Committee. It developed and began the process of assessing various options for school remodeling, school additions, and school replacement. Based on that work, the School Committee is expected to adopt a plan that is expected to begin implementation in the very near term, and will need an initial appropriation at the March 23, 2015, Special Town Meeting #1. The plan will start with further and more-detailed examination of various prefabricated classroom, brick-and-mortar additions, and building replacement if funding is appropriated at that Special Town Meeting

While capital projects for the LPS buildings and their environs are managed by the DPF, there are often requests for capital appropriations directly managed by LPS in the following four areas:

### **School Technology Program**

There is a long-term plan to upgrade technology throughout the schools by replacing the oldest computers, peripherals, projection systems, network-delivery systems, and other associated hardware and software to use as enhanced instructional and administrative tools. (See Article 16(b))

### **Classroom and Administrative Furniture**

On an annual basis the school department replaces and/or repairs old or outdated furniture such as student and teacher desks, chairs, tables, filing cabinets and other basic furnishings. In addition to classroom and office furnishings, other system-wide furnishings include conference and cafeteria tables, bookshelves, and storage units. This Committee is pleased to see that this year's request includes funding to accomplish a District-wide inventory and assessment of all the furniture—and continuing inventory assessment as the assets change. That should provide important insight into the on-going management of that expensive asset base, provide for enhanced reuse and/or repair of existing furniture, and help tailor new requests to the minimum quantity, type, and costs of furniture that is needed to support the educational programs. (See Article 16(a))

### **Equipment**

Food-service operations in all schools serve hot and cold meals to thousands of students each school day. It is essential to purchase and maintain equipment for preparing and maintaining cooked items and that provides for safe distribution. The food-service operations are contracted to a private vendor, but the purchase of equipment is the responsibility of the school system. FY2016 funding is being requested to replace the dishwasher at the High School (See Article 16(d))

In addition, the District needs supplemental funding in order to make the purchase of a time-clock system to improve efficiency and to make it easier and more reliable to comply with State wage laws. (See Article 16(d)).

### **Traffic Mitigation for Safety**

While traffic mitigation to improve safety has been a Capital request in past years, there is no FY2016 request for further School-District-wide studies as that effort continues using the previous appropriation. There is, however, an FY2016 request to proceed with developing construction documents and an implementation plan, for a future appropriation of construction funds, for the preferred option for the Clarke Middle School. (See Article 18(b))



**School 5-Year Capital Appropriation History (All Sources)**

Program	FY2011	FY2012	FY2013	FY2014	FY2015
Technology	\$696,000	\$737,000	\$1,002,000	\$1,213,000	\$1,110,000
Classroom Furniture	\$58,571	\$150,000	\$83,000	\$281,031	\$261,594
Food Service Equipment†	\$99,500	\$64,000			
Time Clock/Time Reporting System	\$97,000			\$30,000	
School Traffic Mitigation for Safety					\$30,000
School Defibrillator Replacement					\$30,500
<b>Totals</b>	<b>\$951,071</b>	<b>\$951,000</b>	<b>\$1,085,000</b>	<b>\$1,524,031</b>	<b>\$1,432,094</b>

†In FY2012, includes \$30,000 from the Food Services RF.

**Information Services Department (IS)**

“Mission: The Information Services Department (formerly the Information Technology Department) provides information technology services and resources to all Town staff, including accounting and payroll applications, along with other core technology related services for municipal and school departments.

“Budget Overview: The Information Services Department (IS) supports, maintains and manages the Town's information technology systems (hardware, software and web sites) that are critical elements of service delivery and program management for all of the Town's departmental operations. Services provided include: hardware and software support for all information technology activities in all municipal operations; training of end users; maintenance of financial management hardware and software (MUNIS) that serves town and school departments; electronic mail and internet access; support of the Town's website on the internet and intranet; voice over internet protocol (VoIP) infrastructure and applications; head end management and support; and co-management, with School Department Information Technology staff, of the Town's metropolitan area network that connects 27 town and school buildings.

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There are two requests for capital upgrades to the IS infrastructure. (See Articles 11(n) & (o))

**IT 5-Year Capital Appropriation History (All Sources)**

Program	FY2011	FY2012	FY2013	FY2014	FY2015
Public Safety Radio Connectivity			\$50,000		
Telephone System Replacements	\$55,000		\$591,000	\$146,000	\$260,000
MIS Technology Improvement Program <sup>1</sup>	\$465,000	\$165,000		\$256,000	\$140,000
Town-wide Electronic Documentation Management System		\$410,000	\$145,000	\$60,000	
<b>Totals</b>	<b>\$520,000</b>	<b>\$575,000</b>	<b>\$786,000</b>	<b>\$462,000</b>	<b>\$400,000</b>

<sup>1</sup> FY2011 includes \$55,000 for a MUNIS Financial-Software Upgrade

**Affordable Housing**

The Capital Expenditures Committee recognizes that to provide for the needs of its residents and to meet the requirements of State law, the Town must plan and budget for the creation of units of affordable housing, in parallel with the continuing private production of market rate homes. Following is a brief primer on the requirements of State law and Lexington's efforts to provide affordable housing.

The **Lexington Housing Partnership (LHP)** is a 14-member board of Town residents appointed by the Board of Selectmen to 3-year terms. The LHP was instrumental in Lexington's adoption of the CPA in 2006, as housing is one of the project categories that may be financed with funding under that Act. The

LHP's primary mission is to keep Lexington residents informed of the Town's housing needs and to plan and advocate for the preservation and creation of affordable housing units on an ongoing basis.

The **Lexington Housing Authority (LHA)** was created under Massachusetts General Law, Chapter 121B, Section 3, passed by the State legislature in 1969. Under the statute, municipal housing authorities manage State- and Federally-subsidized housing units and administer Federal housing vouchers to individuals and households who qualify. Four members of the LHA are elected, and a fifth is appointed by the Governor. As of December 2012, the LHA owned or managed 240 units, which include one-bedroom units for elderly or disabled residents at Countryside Village, Greeley Village, and Vynebrooke Village, as well as 18 two-to-four-bedroom units scattered throughout the Town. The LHA also administers 78 housing vouchers, which are used by households to pay private landlords. Depending on the size and type of housing unit, the LHA's wait time for eligible households varies from 1½ to 8 years.

The **Lexington Housing Assistance Board (LexHAB)** is unique to Lexington. It was founded in 1983 by a group of citizens concerned about the need for affordable and transitional housing for Lexington residents experiencing economic difficulties. With initial contributions from the developers of the Brookhaven Life-Care Living Facility and the Potter Pond condominium, LexHAB acquired attached and detached rental-housing units, which now total 64. They are administered by the volunteer 7-member Board, which uses rents to maintain and improve the units as needed. Since Lexington's adoption of the CPA in 2006, Town Meeting has approved annual allocations of CPA funds to LexHAB for the acquisition of additional units and, recently, for the construction of units on Town land. LexHAB also maintains a reserve fund to be used to purchase units on which the deed restrictions maintaining their affordability may expire.

**Massachusetts General Law Chapter 40B**, passed in 1969, is the State statute that requires each municipality in the Commonwealth to have 10% of its housing "affordable" as defined by the statute and its regulations. An affordable unit is defined as one that could be purchased or rented by a household receiving income of up to 80% of the Area Median Income (AMI), assuming that the household spends no more than 30% of that income on housing. AMI for the Greater Boston Area is adjusted annually, and varies according to household size. To be maintained as affordable, a unit must be subject to a long-term, preferably perpetual, deed restriction limiting its sale price to the affordable level as determined at the time of sale. To encourage the creation of more rental units, the statute also provides that if a rental-housing development deed-restricts 25% of its units, *all* of the rental units will count as part of the town's Subsidized Housing Inventory (SHI), even though 75% of them are actually priced at market rate. To avoid unlawful discrimination, the State requires affordable units coming available to be assigned by a lottery among applicants whose eligibility has been established.

**Lexington's SHI.** The housing units administered by the LHA and those LexHAB units which have been assigned under the State's lottery procedure all count on Lexington's SHI. In 2007, the completion of the rental complex Avalon at Lexington Hills gave the Town 387 additional rental units, all of which count on the Town's SHI, although only 25% of them are deed-restricted. (Prior to including these units, 7.3% of Lexington's housing was on the SHI.) This put Lexington's affordable housing (per the statutory definition) at 11.2%, making Lexington one of only 50 of the 351 Massachusetts municipalities that have met the statutory 10% requirement. (However, it should be noted that the actual percentage of housing units that are subject to deed restrictions maintaining them as affordable is closer to 5%.)

If the Town's SHI falls below 10% of Town-wide housing units, the statute provides that private developers who deed-restrict 25% of units in their projects may not be subject to the density restrictions of Lexington's zoning bylaw, allowing them to build larger and more densely sited subdivisions than Lexington would otherwise allow. Prior to reaching 10%, Lexington saw such a "40B project" constructed on Lowell Street.

**The Community Preservation Act (CPA)** provides that 10% of each year's revenue under the Act (i.e., the designated tax surcharge revenue, plus what is now partially matching State contribution, and interest earned on the Community Preservation Fund (CPF)) be allocated for community (affordable) housing. Since Lexington's adoption of the Act in 2006, the Town has relied primarily on the CPF to create and

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support community housing. The CPC has recommended, and Town Meeting has approved, annual appropriation of funds to the LHA, LexHAB, and the LHP as set out in the following table.

<b>Town Meeting</b>	<b>Description</b>	<b>Proponent</b>	<b>Amount (\$)</b>
2007 ATM	Replacement of windows at Greeley Village	LHA	228,404
	Construction of affordable units for brain damaged individuals <sup>1</sup>	Douglas House	300,000
	Structural evaluation of Muzzey Condominium (includes 12 affordable units)	LexHAB & Muzzey Condominium Association	26,750
	Subtotal		555,154
2008 ATM	Window replacements at Vynebrooke Village	LHA	158,686
	Purchase of three condomominium units at Parker Manor for deed restriction	LexHAB	652,800
	Survey and define affordable housing programs	LHP & LexHAB	25,000
	Subtotal		836,486
2009 ATM	Roof replacement at Greeley Village	LHA	320,828
	Purchase of 4 units at scattered sites for rehabilitation and deed restrict	LexHAB	845,000
	Purchase of Leary property on Vine Street (30,022 square-foot portion (0.7 acres)) <sup>2</sup>	LexHAB	600,000
	Subtotal		1,765,828
2009 STM (May 6)	Purchase of the 7.93-acres Busa property on Lowell Street had about 0.5 acres allocated for affordable housing. (The balance of about 7.4 acres was for Open Space.)	LexHAB	250,502
2010 ATM	Study for replacement of Vynebrook drainage	LHA	10,000
	Replacement of siding at Greeley Village	LHA	386,129
	Purchase of 2 units at scattered sits for rehabilitation and deed restriction	LexHAB	695,000
	Subtotal		1,091,129
2011 ATM	Construction of Vynebrooke drainage system	LHA	364,800
	Set aside for purchase of properties as available	LexHAB	450,000
	Subtotal		814,800
2012 ATM	Construction of 4 handicapped accessible units at Greeley Village <sup>3</sup>	LHA	810,673
	Set aside for purchase of properties as available	LexHAB	450,000
	Subtotal		1,260,673
2013 ATM	Replacement of doors at Greeley Village <sup>4</sup>	LHA	172,734
2014 ATM	Vynebrook Village Renovations (replacement of roofing, siding, exterior doors) <sup>5</sup>	LHA	300,551
	LexHAB set-aside funds for development of community housing at Busa Farm on Lowell St <sup>6</sup>	LexHAB	750,000
	Subtotal		1,050,551
<b>Total</b>			<b>7,797,857</b>

<sup>1</sup> Remainder of funds raised by the Douglas House

<sup>2</sup> Purchase price for 14.2-acres parcel was \$1,659,749, of which \$1,059,749 was allocated to Open Space (13.5 acres)

<sup>3</sup> Total project cost was \$1,110,673 of which \$300,000 was paid by a State grant.

<sup>4</sup> Total project cost was \$190,734 of which \$18,000 was paid by a State Grant.

<sup>5</sup> Total project cost was \$901,653, of which \$601,102 was paid by a DHCD grant.

<sup>6</sup> The 2014 ATM voted to add the requested sum of \$750,000 to funds already held by LexHAB: \$450,000 in unused funds from the 2013 allocation, and \$84,653 in unused funds from the 2011 allocation, for a total of \$1,284,653 for use in building community housing at the Busa Farm site.

As noted above, the housing units administered by the LHA are subsidized by the State (Greeley Village and Vynebrooke Village) or the Federal government (Countryside Village). However, in recent years State contributions toward the maintenance and improvement of these developments have been inadequate, despite the LHA's annual application for state grants. (For construction of new accessible units in FY 2013, the LHA secured \$300,000 in State funds, and for replacement of Greeley Village doors in FY 2014, \$18,000 in State funds.) CPA funds may be used for the creation and support of housing, including capital improvements. CPA funds allocated to the LHA have been for capital improvements to keep existing units functional and in compliance with legal standards. The 2012 allocation for the construction of four accessible units in Greeley Village will bring it into compliance with statutory accessibility requirements when the units are completed, as well as adding to Lexington's SHI.

Funds allocated to LexHAB have been the primary means of adding affordable units to Lexington's inventory.

In keeping with its original practice of acquiring scattered units throughout town, LexHAB has requested CPA allocations to purchase and rehabilitate individual attached and detached homes, which are then deed-restricted and rented to eligible households.

The CPC has established guidelines with regard to housing purchases with CPA funds, and has capped the amount available for any one purchase and rehabilitation at \$525,000. For FY2012 and again for FY2013, LexHAB requested CPA allocations of \$450,000, in order to have funds on hand to purchase properties when they became available, and not to lose a chance because of the annual Town Meeting appropriation cycle. However, as housing prices in Lexington continue to rise, there are fewer opportunities to purchase and rehabilitate properties within the guidelines. LexHAB underspent its allocation from FY2012 by \$84,653 and has not yet spent the FY2013 allocation of \$450,000. For FY2014, Town Meeting rejected the recommendation of the CPC to vote another annual allocation of \$450,000 for the creation of new units on Town-owned land already designated for affordable housing, rather than for purchase of an additional existing home. Town Meeting rejected LexHAB's application, heeding arguments that the number and style of units on Town-owned land had not yet been determined by the BoS, leaving the project insufficiently specific for funding.

There are two parcels of land purchased by the Town in 2009 with Community Preservation funds that include portions specifically designated for affordable housing: the Leary property on Vine Street and the Busa Farm property on Lowell Street.

The 14.2-acres Leary property was purchased in 2009 with 13.5 acres as open space with 30,022 square feet (0.7 acres) on Vine Street designated for affordable housing—paid for with CPA open-space and housing funds. A committee appointed by the BoS investigated the potential of the parcel and recommended that six attached units be built there. In 2011, the Annual Town Meeting rejected a LexHAB application for design funds for this project, and no action is currently pending, although the designated land remains deed restricted for housing.

The 7.93-acres Busa Farm property also was purchased in 2009 with both CPA open-space and housing funds. In response to community demand, about 7.4 acres has been designated as open space and is currently leased to the Lexington Community Farm, Inc., now operating as a community farm. The remaining about 0.5 acre (about 20,000 square feet) on Lowell Street has been designated by the BoS for affordable housing. LexHAB's FY2015 application for \$750,000 in CPA funds was approved by Town Meeting to be added to the funds LexHAB already has on hand and used for the creation of six housing units, in two buildings, on Lowell Street. The project will require the completion and approval of a Local Initiative Program (LIP) application to the Zoning Board of Appeals before construction can begin.

LexHAB has recently received approval from the Zoning Board of Appeals on another LIP program involving the purchase and rehabilitation of an existing home on Fairview Street and the addition of three more attached units on the same parcel. This project is being funded out of LexHAB's reserve (non-CPA) funds and construction is expected to begin this April or May.

The CPC is recommending additional community housing funds for FY2016. (See Article 9)

**Projected Need for Affordable Housing Units.** The Lexington Planning Department and the LHP assisted the Metropolitan Area Planning Council (MAPC) in preparing a draft Housing Production Plan for Lexington, which was presented to the Board of Selectmen on March 10, 2014. The BoS accepted the report, but has not determined what portions it may choose to implement. *(Note: The Plan has not been presented to this Committee and, therefore, this Committee has not vetted it.)*

While allocations for affordable housing have been made each year since Lexington's adoption of the CPA in 2006, the number of new housing units actually produced or in process over that time has averaged less than 2.5 units per year: three at Parker Manor, four at Greeley Village, three on Fairview Street, and seven more at scattered sites. As the data in the Housing Production Plan receives more analysis, it should help the Town to determine what the actual housing needs of its residents are and where the greatest demand for housing will lie, for example, among down-sizing seniors, young families with children, professional couples, etc. With the Plan's preparation, the Town has begun to look more closely at its housing needs, whether funding should continue to come almost exclusively from the CPF, and how to provide the necessary amount of housing while realizing economies of scale and greener building methods. Unless totally funded outside of Town resources, including the CPF, this Committee will continue to participate in the evaluation of the housing program and housing projects.

## **Warrant-Article Explanations and Recommendations**

*Cites of the “Town Warrant” refer to the “Town of Lexington Warrant for the 2015 Annual Town Meeting”, January 29 2015. Cites of the “Brown Book” refer to the “Town of Lexington Fiscal Year 2016 Recommended Budget & Financing Plan”, February 27, 2015.*

### **2015 Special Town Meeting #1, March 23, 2014**

<b><i>TM#1 Article 2: Appropriate For School Facilities Capital Projects</i></b>	<b>Fund Authorization Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$4,080,00</b>	<b>GF (Candidate for Excluded Debt)</b>	<b>Approval (5–0)</b>

“The 2015 School Master Plan, funded by Article 5 of June 2014 Special Town Meeting, concluded that eight of the nine Lexington Public Schools were at or over capacity. The Master Plan identified several short and long term options for meeting the capacity forecast over the next five years of the Superintendent’s Enrollment Working Group. The Ad hoc School Master Planning Committee recommended that the School Committee seek \$4,080,000 in funds to move several projects through schematic design, design development, and construction documents, and then seek construction funds at a future Town Meeting. (At the time of the printing of this document, these projects were still under consideration by the Board of Selectmen.)”

[Brown Book, Page XI-11]

***[Note: The following was developed in cooperation with the Appropriation Committee]***

#### **Background**

Recent enrollment growth in the Lexington Public School (LPS) System, and anticipated continuing growth over the next few years, will require the Town to increase the capacity of its school facilities to restore flexibility and avoid unacceptable levels of overcrowding. In addition, the Maria Hastings School requires extensive repair and renovation, or replacement. The capacity needs are greatest in the Pre-K program, where the town has statutory requirements that must be met either in-district or with expensive out-of-district placements (averaging approximately \$100,000 per placement) and with strict class-size regulations. Pre-K has outgrown its space at the Harrington School and is currently using space at Old Harrington. This stopgap approach is unlikely to be viable long term. The elementary schools are nearing capacity as a system, and four of the six schools are currently over capacity. The middle schools are nearing capacity. As these students move through the system capacity issues may arise at the high-school level as well in later years. A confounding issue is that over time student density around Town has evolved and our school capacities have changed, most notably at the new Estabrook School. Our current elementary school districts no longer assign students in a space-efficient manner leading to increased overcrowding in some schools.

The Enrollment Working Group (EWG), an ad hoc body of the School Committee and Administration, was formed to study the LPS enrollment history and to create a projection of enrollment numbers for the next five years. Their results are summarized in the following table.

<b>Grade Group</b>	<b>Current Enrollment<sup>1</sup></b>	<b>Enrollment in FY2020</b>	<b>Growth Over FY2014</b>	<b>Current Capacity<sup>2</sup></b>
Elementary (K-5)	3,036	3,188 ± 267	260 ± 267	2,990–3,118 <sup>2</sup>
Middle School (6-8)	1,618	1,830 ± 70	171 ± 70	1,620–1,656
High School (9-12)	2,112	2,290 ± 120	269 ± 120	2,250–2,290
<b>Total<sup>3</sup></b>	<b>6,766</b>	<b>7,279 ± 410</b>	<b>671 ± 410</b>	<b>6,860–7,064</b>

<sup>1</sup>As of January 15, 2015

<sup>2</sup>For the Elementary schools the value of 3,118 is from the Phase 1 SMMA report. The lower value of 2,990 is derived by reducing the SMMA capacities by 46 and 41 students to size Bowman and Bridge, respectively, to core space (532 students each) and a reduction of 41 students at Maria Hasting to account for the nature of its special-education program where moderately high-needs students are accommodated in general-education classes requiring somewhat smaller-class sizes. The ranges for the Middle and High Schools are from the Phase 1 SMMA report.

<sup>3</sup>The analysis of the system was done independently from the individual elements so, except for Current Enrollment, the total is not simply the sum of the values in the columns.

In June 2014, a Special Town Meeting appropriated \$250,000 for school facility master planning. The School Committee and School Administration then appointed the Ad hoc School Master Planning Committee (AhSMPC). The AhSMPC and Public Facilities Department retained the architectural firm, Symmes Maini & McKee Associates to evaluate school facilities and capacity, and perform an initial assessment of various options to add capacity to the elementary- and middle-school buildings.

SMMA and the AhSMPC evaluated the capacities of all the school buildings currently in use, and delivered a list of several options for addressing the perceived needs. The School Committee voted to pursue “Option 9”, which had an estimated cost of \$119 million.

After a series of summit meetings with the Board of Selectmen, Appropriation Committee, Capital Expenditures Committee, and Permanent Building Committee, a draft consensus plan evolving out of Option 9 was developed. An evolved version of the consensus plan was formally adopted at a joint meeting of the Board of Selectmen, School Committee, Appropriation Committee, and Capital Expenditures Committee held on February 25, 2015 (Budget Collaboration/Summit 7). (See Appendix A) This plan describes how to initiate a large interconnected group of projects to respond to growing enrollment needs in a timely and cost-effective manner, while respecting the need to continue studying and refining the school capital plan. It is expected that this plan will carry a somewhat lower cost, but that is yet to be verified. An initial estimate allocating the funds being requested (see Appendix B) and a schedules scenario reflecting one possible outcome of producing the additional capacity (See Appendix C) were provided based on the cooperative effort by Jon Himmel, Co-Chair, Lexington Permanent Building Committee, and Pat Goddard, Director, DPF.

As part of that consensus and apart from the work proposed in this request, the School Committee has agreed to study redistricting options that could be implemented before new classrooms are available, even though redistricting is unlikely to mitigate the overall, long-term, capacity issues predicted by the EWG.

### **Proposed Work**

The School Committee has requested \$4,080,000 for a combination of concept-confirmation studies, design-development work, and construction documents to execute, or in some cases to refine, the school capital projects in the consensus plan. The work proposed in this request will establish the basis for a more-detailed discussion of the school capital plan in the summer and fall of 2015. The study results are critical for policy makers to have a fully informed debate on the construction components of the capital plan.

This request would fund various components of the plan to different stages of completion. Approximately one-third of the request will fund an initial set of investigative tasks, each with potential follow-up tasks

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to be performed contingent on recommendations from the School Committee and formal approval by the Board of Selectmen. This Committee, the Appropriation Committee, the Permanent Building Committee, and the Department of Public Facilities will be consulted during this approval process.

This request will allow the Town to research key issues prior to making decisions about which projects to pursue, when they should be initiated, and how they should be financed. These issues include basic viability, cost estimates, timing, and scheduling factors for each phase of the proposed projects. With this information, the Town will have greater confidence in the successful completion and cost of each program element and will be prepared to proceed quickly with the school capital projects.

The proposed work and estimated costs is provided in the table below. Each element in the second phase is contingent on review of the information gathered in the initial phase.

<b>Building, Construction Type</b>	<b>Initial Phase</b>	<b>Second Phase</b>	<b>Total Cost</b>
Diamond, bricks and mortar	\$316,000	\$380,000	\$696,000
Diamond, pre-fabricated	\$130,000	\$388,000	\$518,000
Clarke, pre-fabricated	\$111,000	\$307,000	\$418,000
Bridge, pre-fabricated	\$93,000	\$250,000	\$343,000
Bowman, pre-fabricated	\$86,000	\$221,000	\$307,000
Hastings, bricks and mortar	\$390,000	\$530,000	\$920,000
Pre-K, standalone or addition, bricks and mortar	\$115,000	\$297,000	\$412,000
Harrington, Pre-K to K-5 Conversion	\$35,000	\$43,000	\$78,000
Other (Fiske bricks and mortar, School Administration Building)	\$45,000	\$0	\$45,000
Fiske, pre-fabricated	\$93,000	\$250,000	\$343,000
<b>Total</b>	<b>\$1,414,000</b>	<b>\$2,666,000</b>	<b>\$4,080,000</b>

## **The Financial Environment**

The school facilities projects in the present plan are not the only large capital projects that the Town is likely to need in the next five years or so. Some of the additional, major, municipal capital projects are listed in the following table—which this Committee believes may well be in excess of \$70 million. When added on to the total anticipated costs for the projects in the current request, this represents a significant future burden on the Town.

<b>Project Description</b>
<u>Diamond energy improvements<sup>1</sup></u>
<u>Middle school science &amp; performing arts<sup>1</sup></u>
<u>LHS heating system repairs<sup>1</sup></u>
<u>Clarke circulation/parking<sup>1</sup></u>
<u>Center Streetscape improvements<sup>2</sup></u>
<u>Fire Headquarters replacement<sup>3</sup></u>
<u>Police Headquarters renovation/expansion/replacement<sup>4</sup></u>
<sup>1</sup> Initial feasibility or design funded, but not yet construction
<sup>2</sup> 1 <sup>st</sup> -phase construction funding is in the FY2016 requests (Article II(a))
<sup>3</sup> No funding yet appropriated for what is likely to be the new project



This Committee has reviewed a preliminary model of the finances and tax impacts prepared by the Town Manager and Assistant Town Manager for Finance. The model is built on a large number of assumptions, many of which that will need to be changed as the plan evolves. We therefore do not present the details of the model here as that will be a factor at the fall Town Meeting when decisions will have been made about what major construction elements will be proposed for execution.

Many of these projects will require approval from voters through a debt-exclusion referendum under the provisions of Proposition 2½. If all of these projects are carried out in the next five years, the financing will require annual tax increases that could approach or exceed 10% for several years according to an initial assessment by the Town.

In recent years the Town has appropriated funds into the Capital Projects/Debt Service Reserve/Building Renewal Stabilization Fund for the purposes expressed in its title as well as withdrawn funds for those same purposes. The table below states the current and anticipated reserves:

<b>Capital Projects Stabilization Fund</b>	<b>Amount</b>
Balance as of December 31, 2014	\$8,039,928
FY2016 appropriation (net of withdrawals) into the Fund	\$8,612,265
<b>Total</b>	<b>\$16,652,193</b>

Money in this Stabilization Fund can be appropriated to pay for a portion of the Town's annual excluded-debt service, mitigating the impact on taxpayers by limiting their annual increases to a lower percentage per year—to the extent the balance in that Fund is sufficient to do so.

Consideration of this article should be taken with appreciation of this financial environment.

#### **Financial Aspects of the Present Request**

In our view, funding this request is a necessary first step, but this should not be construed as tacit approval by this Committee of any particular project. This Committee and other boards will have to evaluate any future capital requests based on what is learned in each phase of the planning process. In addition, significant future funding will require appropriation by Town Meeting. As noted above, several projects will require voter approval in a debt-exclusion referendum—and that doesn't address what will likely be a debt-exclusion need for other municipal projects.

Per advice from the Town's Bond Counsel, in order for significant design costs associated with each successful project to be financed as exempt-debt service, the funds expended on design work must be carefully tracked. One or more Bond Anticipation Notes (BANs) will be issued under the initial appropriation giving the Town a short-term, interest-only, loan. For projects that are eventually approved in debt-exclusion referenda, the BANs will be converted into bonds with a term of 20 or more years. The initial spending on any project that does not result in construction must be managed as in-levy debt.

#### **Supporting Material**

The various reports from the EWG, SMMA, and Ad Hoc School Master Planning Committee are available on the LPS website (<http://lps.lexingtonma.org/Page/5740>).

## 2015 Special Town Meeting #2, March 23, 2014

<b><i>STM#2 Article 2: Pump Station Repairs</i></b>	<b>Fund Authorization Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$750,000</b>	<b>Wastewater EF (RE)</b>	<b>Approval (5-0)</b>

“...\$750,000 of this funding request is for anticipated improvements to the main pumping station off of Route 95/128, which has serious operational issues impacting the force main on Gleason Road.

[Brown Book, Page XI-23]

See Article 15(b) for the balance of the funding for Pump Station work beyond the above scope.

<b><i>STM#2 Article 3: Appropriate For Purchase Of Fire Engine</i></b>	<b>Fund Authorization Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$500,000</b>	<b>GF (Debt) Debt Service to be Funded with FY16 Free Cash/ Settlement with Manufacturer</b>	<b>Approval (5-0)</b>

“This is a request to purchase a new fire pumper to return the department's fleet back to four (4) Pumpers. The Town was able to negotiate the return of a defective pumper (Engine 2, purchased in 2010). The cost of this new pumper will come from proceeds from the fire pumper manufacturer. Until this pumper is replaced, the Fire Department will continue to borrow back-up equipment from neighboring communities when the Town’s front-line pumpers are out-of-service.”

[Brown Book, Page XI-5]

<b><i>STM#2 Article 4: Appropriate For Cary Memorial Building Sidewalk Enhancement (Historic Resources)</i></b>	<b>Fund Authorization Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$194,200</b>	<b>CPF (Cash)</b>	<b>Approval (5-0)</b>

“The 2014 March Special Town Meeting appropriated funds to renovate the Cary Memorial Building. At the time of the funding request, the design of the sidewalk accessibility had not been decided. The Board of Selectmen...voted that the material for this sidewalk will be a concrete surface with a wire cut brick band running parallel with the direction of travel. In addition, two additional post lamps are being added before the new concrete sidewalks are poured in place”

[Brown Book, Page XI-19]

This request is instead of one being made under Article 8(g).

The BoS is continuing its discussion with the Commission on Disability (CoD) with regard to the suitability of the sidewalk surface chosen by the BoS (as cited in the above quote from the Brown Book) for this project. There now is an extra focus as the position of the Historic Districts Commission (HDC) is

that the sidewalk in the front of the building, with its monumental steps, should have a granite surface, instead.

A resolution on the surface to be used has not yet been reached; however, this Committee defers to the BoS, HDC, and CoD regarding the appropriate surface. As the cost estimate that led to the amount being requested included the extra cost for the use of granite according to the HDC's position, this Committee believes that any of the surfaces being considered can be implemented within the requested amount.

<b><i>STM#2 Article 5: Amend FY2015 Operating, Enterprise And CPA Budgets (CPA Only)</i></b>	<b>Fund Authorization Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<i>None</i>	<i>None</i>	<b>N/A</b>

“To see if the Town will vote to make supplementary appropriations, to be used in conjunction with money appropriated under Articles 4 and 5 of the warrant for the 2014 Annual Town Meeting, to be used during the current fiscal year, or make any other adjustments to the current fiscal year budgets and appropriations that may be necessary...”

[Town Warrant]

At this time, there is no planned action to the CPA Budget under this Article; however, see Article 30 where such an amendment is being requested.

<b><i>STM#2 Article 6: Appropriate For Authorized Capital Improvements</i></b>	<b>Fund Authorization Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$350,000</b>	<b>GF (Debt)</b>	<b>Approval (5–0)</b>

“Phase II—LHS Modular Classrooms: ...requested to complete the LHS prefabricated modular classrooms project. The low bid for the construction of the second phase prefabricated building exceeded the construction budget by \$500,000. This supplemental appropriation, in addition to an \$150,000 Appropriation Committee reserve fund transfer, will ensure that the schedule can be maintained to construct the specially designed vocational spaces for incoming ILP students.”

[Brown Book, Page XI-11]

This request, in conjunction with the Reserve-Fund transfer, will provide an amended total appropriation that has sufficient remaining funds to permit a contract award of the Phase II work.

Providing suitable classroom space is an important component of providing a quality and educationally suitable program for these special education students. In addition to providing a high-quality education for these students, it reduces out-of-district placements that carry significant costs. It is important that this construction proceed in a timely fashion.

## 2015 Annual Town Meeting

<b>Article 7 (4<sup>th</sup> Fund Only): Establish and Continue Departmental Revolving Funds—PEG Access Fund</b>	<b>Funds Authorization Requested</b>	<b>Departmental Receipts</b>	<b>Committee Recommends</b>
	<b>\$57,000 (within the \$565,000 Authorization)</b>	<b>License Fees from Cable TV Providers</b>	<b>Approval (5–0)</b>

**“Network Redundancy and Improvement Plan...:** The purpose of this multiphase project is to both improve the resiliency of the Town Wide fiber network and to provide better networked services. This phase involves installation of a wireless network in Cary Memorial Building. Upon completion of the Cary Memorial Building renovation in 2015 a wireless system is proposed to serve both public/users, committees and Town staff. The installation of this wireless will improve both the usability and function of the building....

[Brown Book, Page XI-24]

As this annual Article only provides the required authorization for revolving funds, this Committee normally would not comment on it; however, as the Town intends to pay for a capital project using funds from the PEG Access Revolving Fund, this authorization is being handled by this Committee as it does with other capital-related matters—which includes our review and recommendation to Town Meeting.

<b>Article 8: Appropriate the FY2016 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$4,673,601</b>	<b>\$4,183,601 CPF (Cash) + \$60,000 GF (Free Cash) + \$236,500 GF (Debt) + \$193,500 R&amp;CP EF (RE)</b>	<b>See Below</b>

<b>Project Description (CPA Category)</b>	<b>Amount Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
(a) Conservation Meadow Preservation Program (Open Space)	\$26,400	CPF (Cash)	Approval (5–0)

“This project proposal is to preserve and protect Lexington's conservation meadows for their historical landscape significance, including historic stonewalls and vistas, for passive recreation, and for enhanced wildlife and plant habitat. The project will be implemented in multiple phases over several years; in year one, Hennessey Field and Joyce Miller's Meadow will be preserved. Of the approximately 1400 acres of conservation land owned and managed by the Conservation Commission, approximately 75 acres are upland meadows.

“The project entails:

- Preserving meadow land through an extensive woody vegetation removal program to clear heavily overgrown shrubs, trees, and vines, preserving views of stone walls, which serve as historic resources for Lexington's agricultural past.
- Managing invasive species encroachment on the field edges and throughout meadows that interfere with passive recreational opportunities and the historic vistas.’

[Brown Book, Page XI-19]

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<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Parker's Revenge Site Restoration (Historic Resources)	\$36,790	CPF (Cash)	Approval (5–0)

“The Friends of the Minute Man National Park are proposing to restore the Parker’s Revenge battle site for the education and enjoyment of visitors. The archeological research phase of the project to be funded with CPA funds includes a Military Tactical Field Simulation Event, archeological analysis, report and coordination with interpretative projects, and artifact conservation and materials analysis. The project includes archeological analysis, site restoration and implementation of an interpretative plan. The total project cost is estimated at \$152,930, with the balance from private funding.”

[Brown Book, Page XI-25]

The Motion for this sub-element will specify that funding is to be from already available funds so they can be used once this Town Meeting has dissolved—subject to a call for a voter referendum.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) First Parish Church Restoration Historic Structure Report (Historic Resources)	\$40,000	CPF (Cash)	Approval (5–0)

“This project is for a historic structure assessment and report that will research and document existing conditions for the First Parish building, assess key elements of the exterior, structure and mechanical/electrical systems, and determine priority needs for future preservation and repairs. A portion of the total cost of this work will be provided by the First Parish.”

[Brown Book, Page XI-25]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Cary Memorial Building Records Center Shelving (Historic Resources)	\$75,398	CPF (Cash)	Approval (5–0)

“This project is for the removal of undersized shelving and replacement with stationary shelving. The Cary Records Center area is repository for retention of long-term and some permanent records of significant and historical value. The Current shelving in Records Center is repurposed from the time when the Cary Memorial Library Children's Department was housed in the Robbins Room and adjacent storage room area. Replacement of undersized shelving with standard sized archival/records storage shelving will provide for proper retention of boxed records.”

[Brown Book, Page XI-19]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Battle Green Streetscape Improvements (Historic Resources)	\$200,000	\$140,000 CPF (Cash) + \$60,000 GF (Free Cash)	Disapproval (5–0)

“Funds for a study of the Battle Green area were approved in FY13. The study reviewed the pedestrian and vehicular safety and flow in and around the Battle Green, ways to enhance the access and visibility of

the historical sites and how it relates to the overall Center Streetscape Project. A conceptual plan will be developed for review. The FY16 funding request of \$200,000 will allow the Town to hire an architect/engineering firm to take the conceptual ideas to a 100% design, which will provide a plan and cost estimates for any recommended improvements to the area.”

[Brown Book, Page XI-23]

This Committee unanimously disapproves this request as being premature. The request is to fund preparation of 100% design and cost estimates, but the project has not yet reached the previously funded 25% design stage—which is considered especially important before anything further is done regarding the challenging Bedford Street/Harrington Road intersection. This Committee believes a prudent course would be to develop the plans to the 25% design stage, present the results to the CPC and the finance committees, and then if recommended by the CPC for its share of the overall funding, return to a subsequent Town Meeting to request funding for the 100% design stage. (Keeping the work that is more-specific to the Battle Green in the same scope with the adjacent intersection work is still considered reasonable.)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Community Center Sidewalk Design (Historic Resources)	\$50,000	CPF (Cash)	Approval (5–0)

“This request is for the design of a pedestrian sidewalk from Marrett Road to the new Community Center. The 2014 March Special Town Meeting appropriated funds to renovate the Community Center. At the time of the funding request, the design of the sidewalk from Marrett Road to the Community Center was not yet complete. The design for this sidewalk is complicated by the grade of the land leading from Marrett Road to the Community Center. The funding request, therefore, also includes an amount for preparing landscape renderings.”

[Brown Book, Page XI-19]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Cary Memorial Building Sidewalk Enhancement (Historic Resources)	N/A	N/A	Indefinite Postponement (5–0)

See STM#2, Article 4, under which the funds for this work are to be requested.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Community Center Preservation Restriction Endowment (Historic Resources)	\$25,000	CPF (Cash)	Approval (5–0)

“The Community Center at 39 Marrett Road was purchased by the Town of Lexington from the Scottish Rite in December, 2013, using CPA funding. The Community Preservation Act requires that any property so purchased using CPA historic resource funding be subject to a preservation restriction, deeded in perpetuity and approved by the Massachusetts Historical Commission. The preservation restriction will ensure that the architecturally and historically significant elements of the property be preserved and maintained to appropriate standards. The Lexington Historical Society has agreed to be the holder of this restriction, and has requested that an endowment fund be established to compensate the Society for its administrative expenses in maintaining the preservation restriction. Under the terms of the contract to be

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signed between the Society and the Town, once the fund is depleted, estimated in 5–10 years, the Town and the Society will negotiate a replenishment of the fund.”

[Draft CPC Report to the 2015 ATM, February 28, 2015, Page 17]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Park and Playground Improvements (Recreation)	\$68,000	CPF (Cash)	Approval (5–0)

“This project is to replace the play equipment at Marvin Park, which is outdated does not meet current safety standards. The new playground and play equipment will comply with the Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM) and the American with Disabilities Act (ADA) standards.”

[Brown Book, Page XI-24]

The renovation of this playground on Morris street includes replacing an outdated play structure and swing set, installation of safety surfacing, and addition of amenities such as park benches, signage and trash barrels.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Park Improvements—Athletic Fields (Recreation)	\$85,000	CPF (Cash)	Approval (5–0)

“This request is for funds to renovate the natural grass Softball Field at Lincoln Park. The renovation to the softball field will include laser grading the skinned infield, adding a new irrigation system, grading the outfield for proper drainage, replacing the existing backstop, and adding two permanent player benches. The Town’s athletic fields see excessive use and timely renovations and replacement are critical to provide safe and playable fields for all user groups. This project was originally scheduled for FY2017, but based on the condition of the field, it has been advanced to FY2016.”

[Brown Book, Page XI-24]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Park and Playgrounds ADA Accessibility Study (Recreation)	\$78,000	CPF (Cash)	Approval (5–0)

“This request is to complete a study of the Town's recreation areas to determine accessibility improvements. The Lexington Recreation Facilities and ADA Compliance Study will include a facility compliance assessment, recommendations and options of probable costs (play equipment, facility access, signage, handicapped parking, accessible pathways, accessible and non-compliant seating, bleachers, picnic facilities and golf course buildings). As a result of the study, a Transition Plan will be completed and incorporated into future capital plans.”

[Brown Book, Page XI-24]

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<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Park Improvements—Hard Court Resurfacing (Recreation)	\$55,000	CPF (Cash)	Approval (5–0)

“The FY2016 request is to rehabilitate the basketball courts at Sutherland Park and Marvin Park. The project will include reconstruction of the courts and installation of new backboards/poles. The current surfaces have extensive cracks and frost heaves that require reconstruction.”

[Brown Book, Page XI-24]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Lincoln Park Field Improvements - Phase 3 (Recreation)	\$650,000	\$220,000 CPF (Cash) + \$236,500 GF (Debt) + \$193,500 R&CP EF (RE)	Approval (5–0)

“This is the third phase of a three-phase capital improvement program to address safety and playability at Lincoln Park. The Recreation Committee requests \$650,000 to replace the synthetic turf field at Lincoln Park field #3 and work in the vicinity of the field. The estimated cost is based on the actual amount for Lincoln Park field #1 in October of 2013 and cost estimate developed by a landscape architect in August 2014. Funding to replace the synthetic turf on Field #2 was approved in 2014 and that work should be completed in the Spring of 2015.”

[Brown Book, Pages XI-9 & 24]

This addresses the safety and utility of the Lincoln Park Fields, which see extremely heavy use. Installation of new turf on Lincoln Field 1 will begin this year as soon as the snow is gone. Bidding on Lincoln Field 2 closed this month, and installation is expected to begin in June of this year. The work on Lincoln Field 3 will include inspection and any necessary repair of drainage, grading, rehabilitation of walkways and edging, and installation of guard rails. It will be bid during the summer of 2015. CPA funds cannot be used for installation of synthetic turf, but are available for grading, underlayment, and related work.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Minuteman Bikeway Culvert Rehabilitation (Recreation)	\$290,000	CPF (Cash)	Approval (5–0)

“...for the design and replacement of a culvert along the Minuteman Bikeway just North of Camelia Place at the headwaters of the North Lexington Brook. This includes construction funding, oversight, and contingency....”

[Brown Book, Page XI-8 & 21]

This rehabilitation is the major part of the FY2016 request under the Town-wide Culvert Program. See Article 11(f) for the balance of the FY2016 request.



<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) Grain Mill Alley Design Funds (Recreation)	\$18,000	CPF (Cash)	Disapproval (4–1)

“This request is to fund additional design development of a pocket park in the alley between 1775 and 1778 Massachusetts Avenue in Lexington Center and includes \$2,000 of anticipated legal fees. The additional design development will allow for public outreach and a schematic design. The project is a public space project designed to enliven the Center by improving an underutilized area and creating a sense of place that will serve as people spot that draws in activity, improves pedestrian connectivity, and generates business for the Center. The size of the alley is approximately 6,300 SF in total, offering a pedestrian connection from the Minuteman Bikeway to the Center's retail corridor along Massachusetts Avenue (roughly 27 by 233 feet). In 2013 the CPC approved \$24,000 to fund the preliminary schematic design, which included site analysis, design development, and cost estimates. It also included legal services to develop a contract with the adjacent property owners.”

[Brown Book, Page XI-20]

The majority of this Committee opposes the additional use of funds for this project which is well in advance of the Center Streetscape Improvements' phase that will address the alley's connection to Massachusetts Avenue; the current alley adequately provides connectivity with the Minuteman Commuter Bikeway; and this project would be Town-funded improvement to private property,

One member of this Committee supports the additional funding to bring the design process to a conclusion after a lengthy process of public input and design work to create this adjunct pieces of the Center Streetscape work.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) Minuteman Bikeway Wayfinding Signs—Design Funds (Recreation)	\$39,000	CPF (Cash)	Disapproval (3–2)

“This request is to fund the design of wayfinding and etiquette signage related to the Minuteman Bikeway in Lexington. This is the next necessary step recommended in the report entitled 'Navigating the Minutemen Bikeway' that was completed with the cooperation of the Bicycle Advisory Committee as well as representatives from the towns of Arlington and Bedford. The goal of this plan is to design and install signage along the bikeway and adjacent roads and connections points. This signage will provide information to users which includes direction on accessing the bikeway, nearby points of interest (e.g. businesses, shops, tourist attractions), and signs clearly describing the rules of etiquette for users. Upon completion of the design plans, full bidding documents will be developed that include detailed cost estimates, specifications, stamped plan sets, and bid documents.”

[Brown Book, Page XI-23]

This Committee supports the concept of funding design for unified way-finding signage, following collaboration with neighboring towns on the Minuteman Bikeway, but that is not what this article proposes. As noted, the Towns of Arlington and Bedford participated in the early discussions with Lexington about the need for way-finding signage, but this article reflects a decision not to wait for Arlington or Bedford to commit to use of the outcome of this design in order that the signage design be unified. It is important to note that in January 2015, the Metropolitan Area Planning Council (MAPC) launched its LandLine - Our Plan for a Connected Greenway which would link the Bikeway to other green resources. This MAPC initiative is in the early stages, but one of its future goals is to adopt unified signage in the Boston metropolitan area for bikeways and pathways. Funding is not expected to be a part of this initiative, but bikeway and pathway signage guidelines are expected to be one of the final products. With the goal of maximizing economic efficiencies and support for unified signage, we recommend that

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the Town wait to fund Minuteman Bikeway way-finding signage once MAPC produces design guidelines.

Two members of this Committee believe that wayfinding signs are needed on the Lexington portion of the Bikeway for safety and to encourage visits to the Town's commercial center, and that such work should not be contingent on commitment from adjoining towns that are not presently contemplated.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(q) Lower Vine Brook Paved Recreation Path Reconstruction (Recreation)	\$369,813	CPF (Cash)	Approval (5–0)

“The project proposes to reconstruct the subsurface and surface of the entire 5,905 feet of paved pathway. The path has been degrading over the years and is now in need of full reconstruction if the path is to continue to serve as a safe and usable recreational resource. The project is similar to the path replacement completed at Lincoln Park in 2014. Components of Phase 1 of this project include:

- Wetlands permitting (including wetlands delineation and permitting fees);
- Tree pruning (to allow truck access on Fairfield Drive end of path); and
- Path reconstruction.”

[Brown Book, Page XI-20]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(r) CPA Debt Service	\$2,417,200	CPF (Cash)	Approval (5–0)

“Community Preservation Fund Debt Service”

[Town Warrant]

Based, but with editorial changes, on the Draft CPC Report to the 2015 ATM, February 28, 2015, Page 28, and with independent updates to what is subparagraph d, below:

a. Wight Farm Parcel 1 Purchase: \$424,800. Under Article 9 of the 2012 ATM, voters approved the \$3,072,000 acquisition of a substantial portion of the Wright Farm property. Of this appropriation, the Town was authorized to borrow \$2,950,000. In February, 2013, the Town sold a \$2.95 million bond anticipation note (BAN) that came due in February, 2014. The interest payment on the BAN was \$36,875. The BAN was refinanced in February, 2014 through the issuance of a \$2.95 million bond for a ten-year term. The first debt-service payments of principal and interest on the bond were made in the current fiscal year (FY2015) in the amount of \$434,633. Debt service for FY2016 is \$424,800.

b. Community Center Acquisition: \$1,065,100. At the STM in March 2013, voters approved an appropriation of \$10,950,000 to fund the acquisition of a portion of the Scottish Rite Property at 39 Marrett Road. The CPF portion of this purchase was \$7,390,000. In November, 2013, the Town sold a \$7.39 million BAN that came due in February, 2014. The interest payment on the BAN was \$9,237. At the same time, a \$7.39 million bond was issued for a ten-year term to retire the BAN. The first debt service payments of principal and interest on the bond were made in the current year (FY2015) in the amount of \$1,089,774. Debt service for FY2016 is \$1,065,100.

c. Community Center Renovations: \$11,178 (\$9,020+\$2,158). At the November, 2013, STM, voters approved \$3,169,000 in initial renovation costs to prepare the former Scottish Rite building for use as a Community Center and to enable Town Departments to move into the building. Subsequent to that time, the recommendations of the Selectmen-appointed Ad Hoc Community Center Advisory Committee resulted in an accelerated construction schedule and modifications to the scope of renovations at the Community Center. The revised total cost of the project is \$6,720,000, of which \$6,297,184 was CPA eligible. The bulk of this cost was financed from cash on hand under Article 3 of the March 24, 2014, and

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Article 10 of the June 16, 2014, STMs. Of this revised amount, it is estimated that \$451,000 will be financed through the issuance of a BAN in June, 2015, to come due in February, 2016. Interest on this BAN is estimated to be \$9,020. The BAN will be converted to a 10-year bond at that time. Estimated issuance costs for the bond, to be paid with FY2016 CPF funds, is \$2,158.

d. Cary Memorial Building Upgrades: \$916,122 (\$899,459+\$13,447+\$3,216). Under Article 2 of the STM in March, 2014, Town Meeting voters approved an appropriation of \$8,677,400 to fund the costs of renovations to the Cary Memorial Building. Of this amount, \$8,241,350 was requested in CPF funding to be financed through the issuance of debt. A BAN in the amount of \$3,286,000 was issued in June, 2014. That BAN came due in February, 2015, at which time a bond of \$6,569,000 was issued comprised of two components: the conversion of \$2,286,000 of that BAN issued in June, 2014, to long-term debt, and new financing of the project in the amount of \$4,283,000. In February, 2015, the residual portion of the June, 2014, BAN, \$1,000,000, was refinanced as a new BAN with a term of 4 months, at which time it is proposed that it be retired with cash from the CPF. An appropriation of \$1,000,000 for that purpose, along with the \$960 for the interest due on that new BAN, will be sought under Article 30 of this ATM. The first debt-service payments of principal and interest on the \$6,569,000 bond will be made in FY2016 and will be \$899,459. The final piece of financing for the project is expected to be issued in June, 2015, as a \$672,350 BAN to come due in February, 2016, at which time interest to be paid on the BAN, estimated at \$13,447, will be due as well as the cost of issuance to convert the BAN to a bond, estimated at \$3,216.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(s) Administrative Budget	\$150,000	CPF (Cash)	Approval (5–0)

“Administrative Budget”

[Town Warrant]

Of the request:

\$50,000 is for the planning, legal, survey and appraisal work associated with the acquisition of open space. Such funds will enable the Conservation Commission to complete the due diligence required to prepare for a land acquisition. While other Town projects use “study monies” to investigate the benefits of a particular project, the Conservation Commission does not have the advantage of this type of lead-time. It must often act quickly to evaluate a property through legal, survey and appraisal work. Without designating these funds for open space planning, the CPC’s charge of allocating a portion of its revenues to open-space preservation would be hindered.

The remaining \$100,000 funds administrative, legal, membership, and advertising expenses. Included are funds for a year-round, 3 days/week, administrative assistant (the Town’s GF covers the other 2 days) and \$7,900 for membership in the Community Preservation Coalition, a State-wide, non-profit, organization working on behalf of communities who have adopted the CPA.

If any of these appropriated Administrative Budget funds are not required by the end of the fiscal year, then that balance will become part of the Undesignated Fund Balance and, thus part of the CPF’s total amount available for later appropriation.

<i>Article 9: Property Purchase—241 Grove Street (Open Space &amp; Community Housing)</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$618,000	CPF (Cash)	Approval (5–0)

“In 2012 the Town purchased, for Conservation purposes, the 12.6 acre Wright Farm parcel on Grove Street for \$2,950,000. At the time of the purchase Kathleen Wright retained a 43,446 sq. ft. parcel that included the house she was living in, a detached garage and a barn. With the passing of Ms. Wright in

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January, the Town has the option to purchase this remaining portion of the Wright farm, for the pre-negotiated purchase price of approximately \$520,000. The Board of Selectmen and Conservation Commission are recommending that the Town exercise its option to purchase this remaining parcel of the Wright Farm. The Selectmen propose to turn the house over to LexHab, to be an affordable housing unit, and for the barn and the remaining portion of the land to be used for conservation purposes. LexHab's estimated cost to renovate the house is \$140,000. The remaining amount requested in this appropriation, \$95,000, is for a land management plan, survey, deed restriction, legal and other closing costs.

[Brown Book, Page XI-25]

This Committee understands the Motion will only address the \$520,000 purchase price, the \$95,000 for ancillary costs, and \$3,000 for protection of the buildings. It is expected that the funding for LexHAB to do the renovation will be requested at a future Town Meeting.

What is now proposed to be purchased is labeled as Parcel 2 in the following cropped and further annotated image of the Proof Plan, dated April 11, 2012. (The balance of the land, labeled Parcel 1, is what was approved for purchase by the 2012 ATM under its Article 9. See the Supplement to this Committee's report to that Town Meeting, released May 4, 2012, for further information on that purchase.) The parcel contains a house, a garage, and a barn. Some to-be-designated portion of the parcel (approximately the portion with the house and garage) will be a purchase for Community Housing. The balance (including the barn) will be for Open Space. Once the exact allocation of the parcel for those two purposes under the CPA has been determined, two lots will be established formally.



<b>Article 10: Appropriate for Recreation Capital Projects</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$68,000</b>	<b>R&amp;CP EF (RE)</b>	<b>Approval (5–0)</b>

“This request is to purchase a Toro Grounds Master 4500D mower to replace the existing 2007 Toro Grounds Master. The life expectancy of golf course mowers average 7 years. New emission regulations increased the cost of the mower by over \$10,000 from the FY2014 capital plan. The 4500D is approximately 9 feet wide and has five floating decks. It will be used almost daily in maintaining the rough at Pine Meadows that covers approximately fifteen acres of turf .”

[Brown Book, Page XI-24]

<b>Article 11: Appropriate for Municipal Capital Projects and Equipment</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$15,539,150</b>	<b>\$10,076,825 GF (Debt) + \$2,270,145 GF (Cash) + \$1,350,075 GF (Free Cash) + \$961,105 Chapter 90 + \$690,000 Compost RF (Debt) + \$115,500 Water EF (RE) + \$40,500 Wastewater EF (RE) + \$35,000 Cemetery Trust Fund</b>	<b>See Below</b>

<b>Project Description</b>	<b>Amount Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
(a) Center Streetscape Improvements and Easements—Phase 1	\$2,700,000	GF (Debt)	Approval (4–1)

“This project is Phase 1 of a multi-phased request to address pedestrian, bicycle and traffic safety in the Center. As part of the design and analysis work for this project, in FY13 funding was approved for traffic counts and traffic modeling of multiple scenarios and for the design to progress to the 25% stage. The FY15 request of \$600,000 provided funding to complete the design and develop plans and specifications necessary for bidding the project. The construction funding is requested in multiple years. The construction phases will provide for certain pedestrian, bicycle, and vehicular safety improvements, the restoration, removal and replacement of the sidewalk along the northerly side of Massachusetts Avenue from Woburn Street to Harrington Road, streetscape improvement, improved lighting as well as other aspects developed in the Plan. In addition to the restoration of these areas, all of the existing pedestrian corridors and ramps will be brought into ADA compliance. This phase of the project will be for the portion of Massachusetts Avenue from Woburn Street to Cary Hall.

[Brown Book, Page XI-6]

The disapproving vote supported funding for the signalization component (including the road-alignment work) of this request and asked that this component be broken out. This request contrasts sharply with the Town’s current capital fiscal pressures and need for school and public-safety building programs. A disproportionate amount of this request is for costly elective elements such as decorative walls, post-and-

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rail fences, boulders, special light fixtures and decorative brickwork. These elements are not only being proposed for this project, but also for three or more additional Center Streetscape construction projects over a five-year period, which will in aggregate be \$5.3 million dollars beyond this request.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) DPW Equipment	\$1,270,000	\$399,000 GF (Debt) + \$100,000 GF (Free Cash) + \$40,500 Water EF (RE) + \$40,500 Wastewater EF (RE) + \$690,000 Compost RF (Debt)	Approval (5–0)

“This is an annual request to replace equipment that is beyond its useful life and whose mechanical condition no longer meets work the requirements of the Department of Public Works (DPW)...Without regular equipment replacement, the efficiency and cost effectiveness of the DPW's operations would be handicapped due to equipment down time and excessive repair costs...The selection of vehicles to be replaced begins with the proposed replacement date. Then each vehicle is assessed as to its mechanical condition and work requirements. The systematic replacement program defines what equipment is expected to need replacement during the next five years, with the intent of preventing any unexpected emergency purchases....The proposed Loader for the Compost Site has an energy efficient engine, which will reduce fuel use by approximately 50%.

The table below shows each piece of equipment recommended and its proposed financing source.

	General Fund	Free Cash	Water Fund	Sewer Fund	Compost Fund	Total
F350 Pick-Up	\$ 9,000		\$ 40,500	\$ 40,500		\$ 90,000
2- Toro GroundMaster Mowers	\$ 80,000	\$ 100,000				\$ 180,000
Cat Loader					\$ 190,000	\$ 190,000
Windrow Turner					\$ 500,000	\$ 500,000
F550 Bucket Truck	\$ 140,000					\$ 140,000
F350 Pick-Up with plow	\$ 90,000					\$ 90,000
F350 Pick-Up with plow	\$ 80,000					\$ 80,000
	\$ 399,000	\$ 100,000	\$ 40,500	\$ 40,500	\$ 690,000	\$ 1,270,000

[Brown Book, Pages XI-6, 16, & 21]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Storm Drainage Improvements and NPDES Compliance	\$340,000	\$114,425 GF (Debt) + \$225,575 GF (Free Cash)	Approval (5–0)

“This is an annual request. \$70,000 is estimated for the compliance with the construction related portions of the National Pollutant Discharge and Elimination System (NPDES) minimum control measures as mandated by EPA in the storm water general permit issued to the Town. This includes the development and submittal of the Notice of Intent and Stormwater Management Program (SWMP) as required by the

EPA as well as illicit discharge, detection and elimination. The draft of the next permit phase was issued by DEP in September 2014. Requirements measures include illicit discharge detection and elimination, and BMP (best management practices) installation and retrofits. \$270,000 will be used to repair/replace drainage structures encountered during the road resurfacing program, repair other drainage areas of concern in town and improve stormwater issues discovered during the NPDES investigation work.

“This request will provide funds to restore the function of select town drainage systems. Much of the town has been developed and old systems are inadequate. There are many trouble spots in the watersheds of the Vine Brook, Mill Brook, Beaver Brook, and Kiln Brook as well as other areas throughout town. Recent drainage installation and rehabilitation included Shade Street, Walnut Street, Adams Street, Ledge Lane Avenue and Hastings Park. Anticipated drainage installation is planned for Paul Revere Road. Illicit discharge detection and elimination has been ongoing in the Vine Brook and Mill Brook which are areas identified to have contamination.”

[Brown Book, Page XI-7 & 22]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Comprehensive Watershed Storm Water Management Study and Implementation	\$390,000	GF (Debt)	Approval (5–0)

“This is an annual request. DPW-Engineering and Conservation are collaborating on addressing drainage/brook management issues. The Charles River, Shawsheen River, and Mystic River watershed management plans have all been completed with prior authorizations. Design work is underway for the daylighting and drainage improvements at Willards Woods and the bank stabilization at Vine Brook in the Saddle Club Road area. This request is for the continuing design / implementation of the watershed plans and for the construction of priorities established in the watershed plans. Staff has reviewed the three watershed plans and developed a likely prioritization schedule with built-in flexibility pending unforeseen changes. The requested funding will be used to move forward with the determined prioritized areas. Please note that there is some overlap with the Town Wide Culvert Replacement project, as some of these projects include culvert work as well as stream management work. Possible priority areas include the Valleyfield area and Whipple Brook area.”

[Brown Book, Page XI-7]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Sidewalk Improvements, Additions, Design and Easements	\$600,000	GF (Debt)	Approval (5–0)

“This is an annual request to rebuild and/or repave existing asphalt sidewalks and to begin design work on new sidewalks. Proposed funding has been increased from prior years in order to address the Selectmen’s goal of improving the overall condition of existing sidewalks and providing new sidewalks. Specifically, it is recommended that the Selectmen consider using a portion of this capital request to forward the neighborhood petitions for: a) a feasibility study for a sidewalk on Pleasant Street (estimated at \$20,000); and b) a sidewalk and intersection improvements on Prospect Hill Road, subject to neighborhood consensus (estimated at \$50,000 for the sidewalk and \$50,000 for the intersection improvements).

“DPW, in conjunction with various committees and other town departments develops a list each year of the sidewalks most in need of repair/replacement. There are four determining factors that dictate the repair of a sidewalk 1) Is the sidewalk unsafe for travel due to trip hazards, defects, etc. 2) Is the sidewalk within the Safe Routes to School Program 3) Is the volume of pedestrian traffic heavy, light or average, and 4) Is the general condition of the sidewalk poor, fair or good which dictates treatments such as full reconstruction, overlay or patching[.] All work will be ADA compliant. DPW has worked with Fay, Spofford & Thorndike, a pavement consulting firm, to compile a sidewalk condition survey that will help

prioritize sidewalk repair locations. It is recommended that \$20,000 of this funding be used for a feasibility study for a sidewalk on Pleasant Street, which is also being supported by a neighborhood petition.

“The history of prior Sidewalk appropriations is:

Sidewalk Funding History	
FY2008	\$100,000
FY2009	\$275,000
FY2010	\$ -
FY2011	\$200,000
FY2012	\$200,000
FY2013	\$300,000
FY2014 <sup>1</sup>	\$400,000
FY2015	\$400,000
<sup>1</sup> \$200,000 of which is for the Hartwell Ave. mixed use path)	

[Brown Book, Page XI-8]

This Committee appreciates that the funding request is 50% greater than last year’s, but is disappointed at that level for two reasons: (1) A Town-wide analysis of our existing sidewalks indicated that it likely would take annual funding of \$750,000, considering an estimated, current, existing-sidewalk-network backlog of about \$7 million, if we wished at least to maintain the current Sidewalk Condition Index (SCI) at 68 for the whole network—which funding level still projects a slow increase in the backlog, and (2) \$120,000 of the request is being applied toward creation of two new residential sidewalks—leaving only \$480,000 available toward the projected \$750,000 funding need; a shortfall of \$270,000. At the same time, we welcomed the Board of Selectmen’s decision to treat both of those matters as being an anomaly from what it supports—especially, with regard to the 2<sup>nd</sup> point—because the prioritization of those two new sidewalks surfaced so late in the budget cycle.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Town-wide Culvert Replacement	\$100,000	\$100,000 GF (Debt)	Approval (5–0)

“This is an annual program request. Ongoing culvert inspections indicate the need for a replacement program for many of the older culverts in town. Of the funding requested, \$250,000 is an estimate of construction costs necessary for culvert replacement with \$65,000 for design, permitting, and bidding. The remainder is for contingencies. Of the total project cost, \$290,000 is being requested through CPA funding for the design and replacement of a culvert along the Minuteman Bikeway just North of Camelia Place at the headwaters of the North Lexington Brook. This includes construction funding, oversight, and contingency. On-going culvert inspections are proving a need for a replacement program as many of the older culverts in town are near or at failure. The Watershed Management Plans have identified a number of these failing culverts. This replacement program is a companion effort with the ongoing Watershed Management Plan. DPW recently completed the Concord Avenue culvert near the Belmont line and the Compost facility culvert. The Revere Street at North Lexington Brook culvert and Concord Ave at Hardy’s Brook culvert are in permitting and expected to be constructed in 2015. Please note that there is some overlap with the Comprehensive Stormwater Management project as some of these projects include culvert work as well as stream management work

[Brown Book, Page XI-8 & 21]



CAPITAL EXPENDITURES COMMITTEE REPORT TO 2015 ATM & 2015 STMs (Mar 23<sup>th</sup>)

This request is funding to address additional culverts as they are identified as needing replacement. See Article 8(n) for the CPC's recommendation to this Town Meeting for the balance of the FY2016 request for this program.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Town-wide Signalization Improvements	\$125,000	GF (Debt)	Approval (5-0)

"This is an annual request for funds to update traffic and pedestrian signals in Lexington. A signal inventory and compliance study has been completed. The study includes ADA compliance, condition assessment; signal timing, delays, and prioritized recommendations. Potential locations for this funding include the intersections of Bedford Street at Worthen Road, Lowell Street at East Street, Lowell Street at North Road and improved pedestrian crossings along Massachusetts Avenue. In most cases the design work is minimal and is therefore reflected as 10% of the total cost."

[Brown Book, Page XI-9]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Hartwell Avenue Infrastructure Improvements and Easements	\$4,750,000	GF (Debt)	Approval (5-0)

"This request is to design, permit, and construct vehicle, pedestrian and bicycle safety improvements to a portion of Hartwell Avenue and, specifically, to address vehicle capacity and safety at the Hartwell Avenue/McGuire Road intersection. The proposed FY16 funding will be used to replace or rehabilitate the Hartwell Avenue bridge crossing at Kiln Brook and to upgrade the Maguire Road intersection and potentially provide a protected pedestrian crossing at the Bedford Street intersection. This proposed work was developed as part of the Transportation Management Plan for the Hartwell Avenue area developed by the Planning Board. The proposed funding request will be to provide construction, construction oversight and fund potential land acquisition (easements, land takings, etc.). ***Since this construction work will be phased over two or more construction seasons, the debt service table above reflects this phasing of the work.*** Additional work may be proposed beyond FY16 but the detailed scope and costs have not yet been developed."

[Brown Book, Page XI-9]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Street Improvements and Easements	\$3,231,250	\$2,270,145 GF (Cash) +\$961,105 Chapter 90	Approval (5-0)

"This is an annual request for the street resurfacing and maintenance program...Funds will be used for design, inspections, planning, repair, patching, crack sealing and construction of roadways and roadway related infrastructure including repair and installation of sidewalks. A preliminary list of the streets to be repaired under this article is currently under development. A pavement management system is utilized to assist in analyzing the road network and selecting roadways for repairs. This model is kept updated on a regular basis. Approximately \$20,000 of this funding is for data collection, analyses, proposal review, recommendations, and to develop plans for traffic mitigation and improvements town-wide. Traffic calming requests, complete street evaluations and other issues that require Traffic Safety Group (TSG) evaluation will be funded through this request. Significant traffic calming projects may require additional funding to be requested."

**Street Improvements—Financing Components**

	<b>FY16 St. Improvements</b>
2001 Override Increased by 2.5% per year	\$ 624,061
Maintenance of unallocated revenue from FY12 Revenue Allocation Model	\$ 281,234
Maintenance of unallocated revenue from FY13 Revenue Allocation Model	\$ 164,850
Additional Tax Levy due to Health Insurance Savings	\$ 1,100,000
Additional Tax Levy Funding—Shade Street Traffic Calming	\$ 100,000
Estimated Chapter 90 Aid	\$ 961,105
	<b>\$ 3,231,250</b>

[Brown Book, Page XI-21]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Bikeway Bridge Repairs and Engineering	\$10,000	GF (Free Cash)	Approval (5–0))

“The Grant Street Bridge along the bikeway is showing signs of deterioration. The Engineering Division is working with a structural engineer to determine the extent of the work needed to restore the bridge. The Minuteman Bikeway is used by many residents and non-residents as a commuter and recreational path. This work is essential to keeping a safe pathway for all users. The estimated cost of the repairs is \$70,000.”

[Brown Book, Page XI-22]

This Committee believes this effort (as well as any follow-on construction) is eligible for funding under the CPA and would have preferred that it have been presented to the CPC for consideration for FY2016 funding from the CPF, rather than the GF.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Hastings Park Undergrounding Wires	\$300,000	GF (Free Cash)	Disapproval (5–0)

“This request is for the undergrounding of utility wires at Hastings Park. NStar [Now “Eversource”] has provided preliminary design and installation estimates to place the current overhead wires underground. The use and overall aesthetic view of the park is obstructed by the power lines that run through the park from Worthen Road to Lincoln Street. This request will provide funds to put the power lines underground, which will open up useable space and make the park more aesthetically pleasing. The project will involve removal of the existing utility poles and wires and installation of underground conduit and wires. Hastings Park is one of the most used park areas in Town. It provides green space and a gazebo for events such as the carnival, weddings, company picnics, concerts, family functions, school events, recreation events and other community related events.”

[Brown Book, Page XI-22]

This project is not projected to have any material effect on the actual usage of the park. This Committee cannot support this request in light of the current, more-pressing, capital needs the Town faces.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2015 ATM & 2015 STMs (Mar 23<sup>th</sup>)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Hydrant Replacement Program	\$150,000	\$75,000 GF (Free Cash) + \$75,000 Water EF (RE)	Approval (5–0)

“This is an ongoing replacement program designed to maintain the integrity of the fire protection system throughout town. The Town of Lexington has 1,500 fire hydrants in its fire protection system. Faulty hydrants need to be replaced annually to meet safety requirements. A list of hydrants needing replacement each year is generated during the annual inspection and flushing of hydrants by the Water Department and the Fire Department as well as hydrants being replaced [due to accidents.] Based on discussions between the Water Department and the Fire Department the target goal is to replace approximately 60 hydrants per year. With a replacement cost of approximately \$2,500 per hydrant the capital request will ensure the continued operability of the fire protection system. A total of 266 hydrants (approximately 18% of the system) have been replaced. Hydrants typically have a 50 year life unless they are damaged.”

[Brown Book, Page XI-23]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Westview Cemetery Building Assessment	\$35,000	Cemetery Trust Fund	Approval (5–0)

“Westview Cemetery is the Town's active cemetery with an average of 200 burials per year. The current building, which serves as the cemetery office, meeting area for grieving families and work space for the maintenance staff has deteriorated, needs to be reconfigured and needs to be brought up to code. Many times a grieving family will come into the office while there is maintenance being performed in the adjacent garage area or other people or staff enter the office area with no other room for the grieving family. The maintenance area is small and not all of the equipment can be stored indoors which affects the durability and life of the equipment. The FY2016 requested funds of \$35,000 will be used to hire an architect to assess the current building, determine if the existing building can be renovated and expanded and determine if a new building is needed. DPW and the architect will work closely with the Facilities Department to determine the best long-term solution for the building.”

[Brown Book, Page XI-25]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Replace Town Wide Phone Systems – Phase IV	\$52,000	GF (Free Cash)	Approval (5–0)

“This request is being submitted on behalf of the Municipal Information Services Department, the School Department and the Public Facilities Department. This is Phase IV of a multi-phase VOIP system to address Town wide telephone needs. The request is to fund the replacement of the phone system at the Police Station. The bulk of the two system cores, located in the High School and the Public Services Building, were installed in FY2014. Buildings that have received new VoIP systems in the earlier phases are the Town Office Building and the High School.”

[Brown Book, Page XI-21]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) Municipal Technology Improvement Program—Phase III	\$140,000	GF (Free Cash)	Approval (5–0)

“This request is for additional disk-based storage to be added to the redundant SANs and additional backup via disk and tape libraries. The SANs installed in both the Town Office Building and 201 Bedford St. server rooms will be expanded by adding expansion drive arrays to the SANs. Backup expansion will be achieved by adding another backup disk array and backup tape library. This storage growth is expected to meet the needs of the expanded use of the Town's document management system and the addition of Public Safety storage needs. Additional software will also be purchased to assist with file storage, archiving and discovery. Future year funding will be to continue to expand the SAN capacity by adding expansion arrays to the existing SAN and expanding backup capacity to match the file storage growth.”

[Brown Book, Page XI-21]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) Police/Fire Dispatching and Records Software	\$705,900	\$398,400 GF (Debt) + \$307,500 GF (Free Cash)	Approval (5–0)

“This project is a joint Police/Fire Capital/Information Services request. In October 1990, the Lexington Police Department purchased CrimeTRACK from MICROsystems of Melrose, MA, a police software package. It is a menu driven system that has been upgraded through the years including a graphic user interface (with Windows like features). The software allows for tracking police/fire/9-1-1 calls, computer assisted dispatching, central records, tracking of warrants - citations - restraining orders, a report writing system, business-residence records, arrest management, personnel management, scheduling, and more. It was designed to be a fully integrated system linking police and fire operations. The 2004 Public Safety Staffing Review panel reviewed the computer network and recommended replacing the software as it has not met the needs of the Lexington Fire Department almost since it came on-line in 1994. The company has served Lexington well but remains a small operation with the inherent risk of losing the ability to service the system if one or more key members are lost. During 2014, the Fire and Police departments identified a product with a fully integrated police / fire / dispatch software system that is designed in a Windows format and compatible with a robust variety of software/hardware accessories. The product is used by over 300 public safety agencies including Nantucket, MA Police Department. Lexington's current hardware will need to be upgraded to accommodate the new software system to include new servers. This product requires 2-3 days training for basic users and 7-10 days for "power" users and "train the trainer" staff. There will also be costs for converting 24 years of current data from the existing system into the new software. This request include hardware, software, project management and staff training costs.”

[Brown Book, Page XI-5 & 22]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(q) Parking Meter Replacement	\$500,000	GF (Debt) Debt service to be funded from Parking Meter Fund	Approval (4–1)

“In June 2014 the Board of Selectmen adopted the “Lexington Center Parking Management and Implementation Plan” (the Plan) and approved the implementation of the initial recommendations that included replacing the Center’s 525 parking meters with new technology. The goal of the plan is to

manage the existing parking supply more efficiently, increase parking availability, and simplify the parking system for users. New meter technology will allow users to pay with a credit card and possibly smart phone, in addition to coin payments. While meter rates are recommended to increase, the Plan also calls for providing users with the first 15 to 30 minutes free. The new meters will also have the ability for improved monitoring and reporting of parking utilization in the area thereby enabling Town Officials to assess and alter rates as deemed appropriate....”

[Brown Book, Page XI-9]

The member in opposition to this project is not convinced the expected change in behavior predicted by the Plan, and on which hangs the merit of this replacement program, warrants so large an expenditure from a Fund whose revenues are also dependent on a change in parkers’ behavior in the absence of substantially increased enforcement (beyond just the remote identification of expired meters)—which has not been included in the budget. If those reservations have merit, then one is left with a convenience benefit which the member doesn’t believe warrants that large an expenditure—at least at this time without other accompanying changes in the Central Business District.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(r) Public Safety Radio Stabilization—Phase I	\$90,000	GF (Free Cash)	Approval (5–0)

“This two-phase project is based on the 2013 radio study to identify options to improve reliability and redundancy in the Public Safety Radio System. There is some overlap in both police and fire radios (common antennas, power source, and grounds) that should be separated to have two separate (redundant) systems. Currently the main transmitter is in a shared shelter belonging to Verizon, is not secure, and only provides battery backup in case of power failure. Phase 1 (FY 2016) will include moving the existing police radio system from copper to fiber optic lines, relocating some existing equipment, and adding backup generators to our main radio and repeater sites. Phase 2 (FY 2017) will expand the wireless connections between the main radio system and outlying devices, by adding antennae locations to Cary [Memorial Building] and the Public Services building, and create a redundant repeater system at the DOT site. The results of the Information Technology Department engineering study of redundant pathways may alter the scope of Phase 2.”

[Brown Book, Page XI-20]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(s) Design/Engineering—Firing Range at Hartwell Avenue Compost Site	\$50,000	GF (Free Cash)	Approval (5–0)

“This request is the first phase to relocate, expand and modernize the current Lexington Police outdoor firing range onsite at the Hartwell Avenue facility. The Lexington Police Department has been using a 150' x 75' area (dimensions do not include safety embankments) since the 1970's for required outdoor firearms training and qualification. Working closely with the Department of Public Works, this engineering phase will provide for a feasibility study as to how and where a firing range can be relocated at the Hartwell Avenue site. The firing range should be a minimum of 300' by 100' to accommodate modern firearms training. The range should be surrounded by structure and/or clean fill mounding (no less than 20' high) for safety and to absorb/deflect sound. An indoor facility abutting the range would provide secure storage of range materials, a training room, restrooms, and space for an indoor firearms simulation system. The outdoor range should be equipped with lighting, a variety of target locations, moving targets and a public address system.”

[Brown Book, Page XI-22]

<b>Article 12: Pleasant Street Sidewalk (Citizen Article)</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>None</b>	<b>Unspecified</b>	<b>Indefinite Postponement (5-0)</b>

“To see if the Town will vote to raise and appropriate a sum of money for a feasibility study relating to the installation of a new sidewalk on Pleasant Street which would connect the existing sidewalk segments and result in a complete sidewalk along the entire length of Pleasant Street...”

[Town Warrant]

Provision for funding such a project is included in the scope under Article 11(e).

<b>Article 13: Prospect Hill Road Sidewalk (Citizen Article)</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>None</b>	<b>Unspecified</b>	<b>Indefinite Postponement (5-0)</b>

To see if the Town will vote to raise and appropriate a sum of money to construct a sidewalk on Prospect Hill Road,

[Town Warrant]

Provision for funding such a project is included in the scope under Article 11(e).

<b>Article 14: Appropriate for Water System Improvements</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$900,000</b>	<b>Water EF (RE)</b>	<b>Approval (5-0)</b>

“This is an annual program for replacement of unlined, inadequate, aged and failing water mains and deteriorated service connections as well as the elimination of dead ends in water mains. For this fiscal year we are requesting \$820,000 for construction and it is estimated that \$80,000 will be used for engineering services which is approximately 10% of the construction cost. This is a lower design percentage as the Engineering Division designs and bids the water main work in-house and using engineering services only for construction oversight. Possible locations for water system improvement are Massachusetts Avenue from the Arlington town line to Oak Street or the Prospect Hill Road area.”

[Brown Book, Page XI-23]

<b>Article 15: Appropriate for Wastewater System Improvements</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$1,800,000</b>	<b>\$1,200,000 Wastewater EF (Debt) + \$600,000 Wastewater EF (RE)</b>	<b>Approval (5-0)</b>

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Wastewater System Investigation and Improvements	\$1,200,000	Wastewater EF (Debt)	Approval (5–0)

“This is an annual request for rehabilitation of sanitary sewer infrastructure. Engineering investigation and evaluation will be done on sewers in various watersheds. Work will include replacement or repair of deteriorated sewers and manholes identified throughout Town. Sewage leaks and overflows present a direct danger to the health of the community through transmission of waterborne diseases. In addition, the Town’s assessment by the MWRA for sewage treatment is based, in part, on total flow through the meter at the Arlington town line, so excessive flow of storm water in the sewer results in unnecessarily higher sewage bills.

“Projects may be eligible for MWRA grant/loan program funding. Further identification, prioritization, and repair of sanitary sewer in the town reducing inflow and infiltration into the system has been ongoing in several sewer basins in town. Recent completed work in town includes sewer basin area 6 (Tophet swamp), area 7 (Reed Street area), area 10 (Marrett, Lincoln, School Street areas), area 3 (Adams Street, Grant Street, Saddle Club Road area), and area 9 (Parker Street area). Possible future areas of investigation and removal are the Bow Street, Maple Street, Woburn Street, Bloomfield Street, Waltham Street / Concord Avenue and Adams Street areas. Additional work may also include force main rehabilitation and replacement including, but not limited to pump station work.”

[Brown Book, Page XI-14]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Pump Station Upgrades	\$600,000	Wastewater EF (RE)	Approval (5–0)

“This is an ongoing program for upgrade of the stations including bringing them in compliance with federal (OSHA) regulations, equipment replacement and generator installations. Lexington has 10 Sewer pumping stations valued at over \$6 million. In July of 2013 a detailed evaluation and capital plan was developed for the town with the assistance of Wright-Pierce. This includes a detailed engineering survey of the pumps stations to determine current and future needs as well as a time table and probable costs for the proposed work. \$600,000 of the FY16 funding request is for full pump station replacement, which will likely be used for the Constitution Road Pump Station as shown in year 3 of the Capital Improvement Plan developed by Wright-Pierce....”

[Brown Book, Page XI-23]

See STM#2, Article 2 for additional funding for Pump Station work related to the force main on Gleason Road.

<i>Article 16: Appropriate for School Capital Projects and Equipment</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	<b>\$1,903,500</b> <b>(An additional \$82,500 does not require appropriation. See (d).)</b>	<b>\$1,703,500 GF (Debt) + \$200,000 GF (Free Cash)</b>	<b>Approval (5–0)</b>

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2015 ATM & 2015 STMs (Mar 23<sup>th</sup>)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) System Wide School Furniture, Equipment and Systems	\$317,500	\$117,500 GF (Debt) + \$200,000 GF (Free Cash)	Approval (5–0)

“The school department annually requests replacement of furniture that has reached the end of its useful life. In addition, new furniture inventory is required to address growing enrollment in our schools. Generally furniture repair, replacement, or additions consist of workstations, office furniture, folding chairs/tables, conference room furniture, bookshelves, storage units and cabinets, student work tables, library furniture, carts, bulletin boards, partitions, and other classroom equipment or systems that facilitate the delivery of instruction.

“The Furniture, Equipment and Systems Replacement Program includes requests for

- a. Replacing Furniture Program: \$88,230
  - i. School-wide Furniture Replacement
    - Art Tables and Stools & Cafeteria Tables
    - Whiteboards, Bookshelves, Wooden Cubbies, Adult Classroom Desks and Chairs, Student Desks and Chairs, Lab Tables
    - Art Tables and Art Stools and Fire Proof Filing Cabinets
  - ii. Disposal, Recycling, and moving of furniture
- b. New Program Furniture: \$129,270
  - i. 3 elementary classrooms and Cafeteria Tables at \$15,000 each
  - ii. 2 Middle school Classrooms at \$7,000 each
  - iii. High School staff member replacement/new office furniture (5 @ \$2500 each) plus \$12,500 for other new office and classroom spaces.
  - iv. Emergency Response Communication System (62 District Two Way Radios) \$25,000
  - v. Special Education Equipment Program \$20,270
- c. District Furniture Assessment Analysis \$100,000
  - i. Services would include:
    - Assessment for Repair and Replacement
    - Subsequent inventory assessment, surplus and discard each year”

[Brown Book, Page XI-11 & 17]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) School Technology Capital Request	\$1,378,000	GF (Debt)	Approval (5–0)

“This request is to the District’s Strategic Goal for enhancing the capacity to utilize technology as an instructional and administrative tool. This technology equipment includes technology workstations (desktops, laptops, and mobile devices), printers/peripherals, interactive projection systems, network head-end equipment, and improved wireless network delivery systems for the High School and middle schools.

This capital improvement project would provide the funding for:

- *Technology Workstations* (Desktops, Laptops, Mobile Devices) - \$575,000 is requested of which \$525,000 is to replace aging computers that will be 5-6 years old during FY15 with up-to-date



technology workstations. Approximately 550 computers during FY16 will need replacement. \$50,000 will be allocated as part of a three year plan to make sure all six of our elementary schools are equitable in their technology.

- *Expanding One-To-One Mobile Technology Initiative at Grade 8 Middle Schools* - \$275,000 is requested to provide every Grade 8 student (550 students) at Diamond and Clarke Middle schools an iPad for use at home and school.
- *Expanding Individualized iPad initiative in High School* - \$45,000 is requested to expand and further embed our current iPad initiative at the High School to provide iPads to additional 9th grade classrooms so that these classes can utilize the iPads on a regular basis to engage in classroom activities supported by technology.
- *Technology Peripherals* - \$30,000 is requested to purchase and replace old printers, document readers, and projection systems through the district as the building needs arise.
- *Upgrading the Managed Wireless Networks at the High School and middle schools* - \$277,000 is requested to upgrade the density and capacity of our wireless networks at the high school and two middle schools.
- *Upgrading Additional Components schools' LAN networks* - \$86,000 is requested to: (1) upgrade backbone between network head-end to 10 Gb for Estabrook, Clarke, and Diamond schools, (2) replace the current mail and media storage servers, and (3) purchase expanded fireproof data storage repository for the data backup of key systems.
- *Interactive Projector/Whiteboards Units* - \$90,000 is requested for the fourth stage in our completion of our goal that will allow the Lexington School District of having every Grade 3-12 classroom equipped with interactive projector/whiteboard unit.

[Brown Book, Page XI-12]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Additional Time Clock System Funds	\$208,000	GF (Debt)	Approval (5-0)

“Under the Fair Labor Standards Act, employers are required to record and have available for audit and payment to employees the following information for hourly employees:

- Time and day of week when employee's workweek begins;
- Hours worked each day and total hours worked each workweek;
- Basis on which employee's wages are paid;
- Regular hourly pay rate;
- Total daily or weekly straight-time earnings;
- Total overtime earnings for the workweek;
- All additions to or deductions from the employee's wages;
- Total wages paid each pay period; and
- Date of payment and the pay period covered by the payment.

“The goal of this system is to not only meet the requirements of pay under the Fair Labor Standards Act for School employees, but to also have accurate recording an reporting of time worked, overtime, and absences for hourly employees.”

[Brown Book, Page XI-13]

This would be the third appropriation for this project:

<b>Appropriations for the Schools Time-Clock System</b>		
<b>Town Meetings</b>	<b>Amount</b>	<b>Source</b>
2010 ATM, Article 15(c)	\$97,000	GF (Debt)
2013 ATM, Article 13(c)	\$30,000	GF (Free Cash)
Prior Subtotal	\$127,000	
This Request	\$208,000	GF (Debt)
<b>Total if This Request Approved</b>	<b>\$335,000</b>	

The first additional funding was in recognition that “During implementation planning, it was discovered that the original estimate...did not include one building and a management/supervisor interface for the first year.” A spring 2014 Request for Proposal resulted in no award as all responses were priced at far more than the then-available funding. This further appropriation is needed in order to have what is now believed to be sufficient funds to contract for the full scope that is recognized to achieve all the cited information goals and thus meet the District-wide needs and statutory requirements.

This Committee expects that the wording of the motion will reflect that the original debt authorization is being amended to \$305,000—reflecting the increase this request is making that would also be financed.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Food Service LHS Dishwasher & Installation	\$82,500	Food Service RF	<b>N/A</b>

“This request is for the purchase and installation of a dishwasher in the main kitchen of the High School. It is driven largely by the increase average daily participation from SY2012 through SY2015 of 21% and an increase in utensil usage by 35%.

[Brown Book, Page XI-17]

While this Committee unanimously approves of this project, as it is to be funded from a statutory fund, it will not be presented to Town Meeting as such funding does not require a Town Meeting appropriation.

<b>Article 17: Technical Correction To The Borrowing Authorization Under Article 13B Of The 2014 Annual Town Meeting</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<i>N/A</i>	<i>N/A</i>	<b>Approval (5–0)</b>

“To see if the Town will vote to make a technical correction to the borrowing authorization approved under Article 13b of the warrant for the 2014 Annual Town Meeting (School Technology) by deleting the figure “\$1,100,000” and substituting therefor the figure “\$1,110,000”, or act in any other manner in relation thereto.”

“DESCRIPTION: This article seeks to correct a scrivener’s error in the motion as originally passed. The borrowing authorization was \$10,000 below the authorized appropriation.”

[Town Warrant]

<b>Article 18: Appropriate for Public Facilities Capital Projects</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$2,731,885</b>	<b>\$1,740,200 GF (Debt) + \$808,925 GF (Free Cash) + \$182,760 GF (Cash)</b>	<b>See Below</b>

<b>Project Description</b>	<b>Amount Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
(a) Middle School Space Mining	\$674,000	GF (Debt)	Approval (5–0)

“A study, funded by Article 14H of 2014 Annual Town Meeting for \$40,000, evaluated the two middle schools for opportunities to improve space utilization. As a result of the study, two projects are being recommended. The first project is to divide the underutilized Clarke teacher’s lunchroom into two spaces, a conference room and smaller lunch room. The second project, also at Clarke, is to renovate the Resource Room 318 into a more functional space. A suite with a group area and smaller educational spaces will be created for staff and students, and the remainder of the space will be separated as a full classroom, thereby increasing overall utilization for the space. The Diamond School space mining project, originally planned for FY16, has been deferred by the Superintendent.

[Brown Book, Page XI-10]

<b>Project Description</b>	<b>Amount Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
(b) Clarke Middle School Circulation and Parking Improvements, Design	\$363,000	GF (Debt, possibly excluded)	Approval (5–0)

“This project is requesting design funds to modify and expand paving around the Clarke Middle School for increased parking, improved circulation for vehicles and to improve the safety of pedestrian and bicycle routes. The construction funds will be requested after the design and phasing schedule is completed. The current construction estimate is \$2.2 million. During the school drop off and pick up period, the existing paved areas do not provide adequate circulation for the amount of passenger cars and busses that access the site. Additionally, students weave themselves through the often stopped vehicles. Implementing this project will improve safety and circulation of vehicles, pedestrians and bicyclists; provide adequate parking and provide needed capacity from increasing enrollments.”

[Brown Book, Page XI-10]

This Committee recognizes the need to increase safety and to improve the flow of traffic at the Clark Middle School as well as increase the amount of parking due the increasing size of the school population. Care during this planning phase will be needed to ensure that the eventual product will be compatible with any changes or additions to the school that might arise from adding capacity. (See STM#1, Article 2) The DPF is aware of, and is planning for, this coordination between projects.

<b>Project Description</b>	<b>Amount Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
(c) Lexington High School Phase 2 Overcrowding/Completion	\$90,200	GF (Debt)	Approval (5–0)

“This project is requesting funds to complete the renovation of Room 228. LHS Overcrowding Phase 2 repurposed Room 228 into programmable space. The room has been temporarily used as a small

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classroom, and for FY 2016 funding is requested to complete the renovation into offices for the English and Social Studies Department Heads. After this renovation is completed, the two department heads and administrators will be relocated and their current offices in suite 217 will be used to consolidate Special Education Department staff into one area.”

[Brown Book, Page XI-10]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Public Facilities-Major Mechanical/Electrical Systems’ Replacement	\$463,000	GF (Debt)	Approval (5–0)

“This project is an annual replacement of HVAC and electrical systems that have exceeded their useful life and require replacement before excessive failures begin occurring. The following systems have been identified for replacement in FY 2016: LHS – Replace RTU A-1, serving the IT Department, due to failure history and replace with larger, RTU with energy recovery, sized for the additional IT room 164. Town Office Building: Replace both AHUs serving the Town Office Building due to failure history and inability to maintain conditions. The Design will include return air and energy recovery.”

[Brown Book, Page XI-10]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Lexington Public School Educational Capacity Increase	N/A	N/A	Indefinite Postponement (5–0)

See STM#1, Article 2, under which the funds for this scope of work are to be appropriated.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) LHS Heating Systems Upgrade—Phases 2 & 3—Design	\$150,000	GF (Debt or Candidate for Excluded Debt)	Approval (5–0)

“2014 Annual Town Meeting, Article 14B, funded \$75,000 to evaluate options to determine the most cost effective approach to extend the useful life of the LHS main building HVAC systems. Phase one of this project was completed under an authorization at 2009 Annual Town Meeting, Article 19C, which made improvements to the LHS outer buildings. The analysis completed by the consulting engineers presented four options: 1) replace all controls, including actuators and dampers pneumatic controls with DDC controls, 2) replace all equipment, including new DDC controls, but replace with the same equipment, 3) similar as option 2, but upgrade with condensing hot water boilers, hot water unit ventilators, and energy recovery ventilation, and 4) new energy recovery ventilation, with partial air conditioning, for all spaces. Remove unit ventilators from the classrooms. The steam distribution system and unit ventilators for the classrooms are original to the buildings (1948 and 1953). During the 2000 renovation and 2003 renovations several roof top units were added, some with steam heat and some with hot water. The project cost for option 4 is approximately \$10,000,000. This is just over \$50/sq. ft. for the 190,000 square feet that is part of this analysis. This project is recommending funding of the design of the option 4, so that funding for phased implementation, which aligns with the Lexington Public School Master Plan, can be presented at future Town Meetings.”

[Brown Book, Page XI-11]

The heating system in the main building at the High School is over 60-years old and beyond its useful life. Modern heating units and controls are needed to provide efficient heating and adequate air-tempering, as well as quiet service suitable for classroom use. While the main building is over 60-years old, it is structurally sound and will likely be in service for many years even after the rest of the High-School complex is renovated/replaced. Therefore, we endorse that the replacement system be of high quality and energy efficient (i.e., the selection of option 4).

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) School Building Envelope and Systems	\$210,000	GF (Free Cash)	Approval (5-0)

“This project involves performing annual prioritized design, repairs and modifications to prevent deterioration of school building exteriors and building systems. Proper maintenance of school buildings requires continual investment in the building envelope and building systems. This includes but is not limited to repair of damaged panels and siding, re-caulking and weatherproofing windows and doors, repainting the wood exterior and extraordinary repairs to mechanical systems. Small, individual items such as failure of a specific door or window or small painting projects will continue to be funded through the operating budget. FY 2016 priorities may include Clarke Middle School drainage improvements and caulking replacement, network improvements to the DPF building automation system, and educational space modifications from enrollment changes.”

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Municipal Building Envelope and Systems	\$182,760	GF (Cash)	Approval (5-0)

“This ongoing capital request, originally approved for funding in the 2006 Proposition 2½ Override, includes repair/replacement projects for the maintenance and upgrade of municipal buildings and systems. Repairs to roofs, windows, mechanical and electrical systems, and interior finishes are required on a continual basis to maintain town facilities for their intended function. The public building infrastructure will always need to be maintained, repaired, and upgraded to prevent structural deterioration and avoid safety hazards. The projects within this program do not increase the size of the public building stock and therefore do not result in increased utility usage or maintenance costs. This year's request intends to implement extraordinary repairs and to install a drainage system for the Town Office Building basement.”

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Extraordinary Repairs/Replacements/Upgrades	\$335,425	GF (Free Cash)	Approval (5-0)

#### 1. School Building Flooring Program (\$125,000)

“This is a multi-year project that will replace carpet, vinyl tile, and ceramic tile flooring systems are beyond their useful life. Flooring systems must be replaced periodically to insure the surfaces are safe and cleanable. Worn or broken flooring creates a tripping hazard, can provide harborage for bacteria and water, and is difficult to clean. Smaller repairs of flooring components are funded through the operating budget. This is the sixth year of this program and new flooring systems have been installed in Clarke stairwells, classrooms, and auditorium, Hastings main corridor, Diamond School, and Central Administration and LHS. This year the Department will also be evaluating replacing flooring in areas that house 12 month programs with low maintenance flooring systems.”

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[Brown Book, Page XI-18]

2. School Interior Painting Program (\$133,425)

“This is a multi-year project for a school building interior painting program with the intent of systematically repainting interior surfaces on a 7 to 10 year schedule. Elementary school interiors are occasionally painted through PTA planning of community volunteers. The last two years has resulted in improvements at the middle schools and the high school. The third year will focus on the elementary schools and Town office buildings.”

[Brown Book, Page XI-18]

3. Diamond Middle School Lighting to Rear Parking Lot (\$77,000)

“This project is for adding additional lighting at the Sedge Road side of Diamond Middle School. This project will install seven (7) new LED light fixtures on twenty five (25) foot aluminum poles.”

[Brown Book, Page XI-19]

4. Diamond Middle School Motors for Backboards

*This sub-element has been withdrawn.*

5. LHS Bike Racks and Installation

*This sub-element has been withdrawn.*

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) School Paving Program	\$150,000	GF (Free Cash)	Approval (5–0)

“This project requests funds for design and construction to maintain school parking and paved pedestrian surfaces in a condition suitable for public use. This program funds paving replacement on school grounds and has resulted in improvements at Bridge, Bowman, Fiske, Hastings, Diamond, and Central Administration buildings. In addition, improvements were made to various school buildings to remove access barriers identified in the ADA Survey completed in 2011. It is anticipated that a priority for next year will be to replace paving in the Bowman School parking lot and to study the requirements for the Sedge Road entrance to Diamond Middle School for replacement in FY 2017.”

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Public Facilities Bid Documents	\$75,000	GF (Free Cash)	Approval (5–0)

“This is an annual request for funding of professional services to produce design development, construction documents, and/or bid administration services for smaller school projects in anticipation of requests for construction funding at town meeting that have a high probability of approval. This will insure that the projects can be completed in the then-current construction season, which is particularly important for the timely completion of such projects given the short window between the end of school in June and the beginning of school the following August.”

[Brown Book, Page XI-19]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Security Cameras Upgrade	\$38,500	GF (Free Cash)	Approval (5–0)

“This project is to upgrade the older PELCO analog security camera system to the newer evacqVision digital security camera system over a five year period.”

[Brown Book, Page XI-??]

<b>Article 24: Appropriate Bonds and Notes Premiums &amp; Rescind Equal Prior Borrowing Authorizations</b>	<i>Amount Involved</i>	<b>Original Funding Source</b>	<b>Committee Recommends</b>
	<b>±\$149,140</b>	<b>Appropriate that amount of premiums on bonding received &amp; Reduce the bonding authorities, accordingly</b>	<b>Approval (5–0)</b>

“To see if the Town will vote to apply premium received on account of the sale of bonds or notes of the Town that are the subject of a Proposition 2½ debt exclusion, to pay costs of the project being financed by such bonds or notes, provided that the amount authorized to be borrowed for such project, but not yet issued by the Town, is reduced by the same amount, or act in any other manner in relation thereto.”

“DESCRIPTION: Passage of this article would permit premiums received upon the sale of bonds or notes issued to finance projects approved at a debt exclusion election to be appropriated to pay for project costs, subject to guidelines promulgated by the Massachusetts Department of Revenue. Such appropriations would be for the purpose of supplanting, not supplementing, bond financing of the project in question.”

[Town Warrant]

It is expected that this Article will combine the two, equal, offsetting actions—rather than leave the rescission action as subject to an independent vote under Article 25.

<b>Actions</b>	<b>Original Appropriation</b>	<b>Descriptions</b>	<b>Amount</b>
Appropriated Premiums on Bonds Sold on February 19, 2015, and Reduce Bond Authorizations by the same amounts <sup>†</sup>	2011 STM (Nov 14) Article 2	Bridge/Bowman Reconstruction	\$32,858
	2012 STM (Apr 2) Article 3	Estabrook School Construction	\$116,282
Total			\$149,140

<sup>†</sup>There is no change to the total funding authority for each project.

<b>Article 25: Rescind Prior Borrowing Authorizations</b>	<b>Amount for Rescission</b>	<b>Original Funding Source</b>	<b>Committee Recommends</b>
	<b>None</b>	<b>Debt Authorization</b>	<b>Indefinite Postponement (5–0)</b>

“To see if the Town will vote to rescind the unused borrowing authority voted under previous Town Meeting articles; or act in any other manner in relation thereto.”

“DESCRIPTION: State law requires that Town Meeting vote to rescind authorized and unissued debt which is no longer required for its intended purpose.”

[Town Warrant]

Beyond the rescissions addressed under Article 24, at the time of this report, we have not been advised of any additional rescissions.

*Note: No-longer-needed cash balances from issued debt are not a subject for rescission. Those are normally proposed to Town Meeting for appropriation to later Capital Articles.*

<b>Article 26: Establish and Appropriate To and From Specified Stabilization Funds (SFs)</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>Capital Projects/Debt Service Reserve/Building Renewal SF</b>		
	<b>Withdraw \$215,000;  Deposit \$9,447,832</b>	<b>Capital Projects/Debt Service Reserve/Building Renewal SF  \$3,042,797 GF (Cash) + \$6,405,035 GF (Free Cash)</b>	<b>Approval (5–0)</b>
	<b>Traffic Mitigation SF</b>		
	<b>Deposit \$18,175</b>	<b>Traffic Mitigation Special Revenue Account</b>	<b>Approval (5–0)</b>

“To see if the Town will vote to create, rename and/or appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: (a) Section 135 Zoning By-Law, (b) Traffic Mitigation, (c) Transportation Demand Management/Public Transportation, (d) School Bus Transportation, (e) Special Education, (f) Center Improvement District; (g) Debt Service, (h) Transportation Management Overlay District, (i) Avalon Bay School Enrollment Mitigation Fund, and (j) Capital Projects/Debt Service Reserve/Building Renewal Fund; and determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto.”

[Town Warrant]

***Note: All of the Town’s Specified Stabilization Funds are in addition to the Town’s General Stabilization Fund. See Appendix D for a table with information on all the current Specified Stabilization Funds.***

The only two of the funds identified in the Warrant under this Article with capital implications and for which actions are contemplated at this Annual Town Meeting are as follows:

a. The Capital Projects/Debt Service Reserve/Building Renewal SF—whose balance as of December 31, 2014, is \$8,039.928:

(1) The first action is to withdraw from that fund, with a 2/3<sup>rd</sup> vote, \$215,000 to be used to mitigate the increase to the taxpayers from the exempt-debt service for the Bridge/Bowman, and Estabrook Schools projects. (An additional \$620,567 will be withdrawn as an appropriation under Article 4 (Appropriate FY2016 Operating Budget) to provide similar mitigation from the non-exempt-debt service for the 2-year High School Modularity Project that was authorized at the November 4, 2013 STM under its Article 4.).

(2) The second action is to deposit into that fund \$9,447,832 that are not designated for use toward FY2015 expenses.

(3) The projected balance after those actions (including the additional \$620,567 withdrawal under Article 4) would be \$16,652,193—which fund has continued to accrue interest earned since the end of last year and will continue to accrue interest earned, going forward. That balance would remain in this Fund and be available later in FY2015 and thereafter to be applied, with a 2/3<sup>rd</sup> vote by a future Town Meeting, toward any of the purposes in the full title of the Fund.

b. The Traffic Mitigation SF—whose balance as of December 31, 2014, is \$69,129. The deposit into this Fund is available as a result of a \$18,175 payment received from Cubist Pharmaceuticals in connection with approval of a property-development project in Town.



<b><i>Article 27: Appropriate to Stabilization Fund</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>N/A</b>	<b>N/A</b>	<b>Indefinite Postponement (5–0)</b>

“To see if the Town will vote to appropriate a sum of money to the previously created Stabilization Fund....”

[Town Warrant]

At this time, there is no planned action under this Article.

<b><i>Article 28: Appropriate from Debt Service Stabilization Fund</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$124,057</b>	<b>Debt Service SF</b>	<b>Approval (5–0)</b>

“To see if the Town will vote to appropriate a sum of money from the Debt Service Stabilization Fund to offset the FY2016 debt service of the bond dated February 1, 2003 issued for additions and renovations to the Lexington High School, Clarke Middle School and Diamond Middle School, as refunded with bonds dated December 8, 2011;...”

“DESCRIPTION: This article would allow the Town to pay the debt service on the 2003 School Bonds from the Capital Debt Service Stabilization Fund set up for that specific purpose.”

[Town Warrant]

In August 2006, the Town received over \$14 million from the Massachusetts School Building Authority as reimbursement toward the Town’s secondary-schools renovation project. After using over \$11 million of those funds to retire short-term debt taken on in anticipation of that reimbursement, there was \$2,143,079 excess reimbursement that needed to be applied toward the project’s long-term exempt debt. By Department of Revenue [DOR] regulations, these funds must be used only to offset debt service on the outstanding bond for that exempt debt.

With the prior-year appropriations from this fund and, over the same period interest being earned on the amount in the fund, the balance is now \$1,014,881. With continued, yearly, appropriation of this same amount (\$124,057), all the excess reimbursement will have been applied with the payment in FY2023.

With the present balance, that would still leave \$22,425 in the fund, but the residual balance will be higher in FY2023 as a result of interest that will be earned over the next 8 years. It is the Town’s position that the residual balance should be applied against other exempt debt in FY2024 as the requirement to reserve these funds was to “return” the funds to the taxpayer through the mitigation of exempt-debt service.

<b><i>Article 30: Amend FY2015 Operating, Enterprise And CPA Budgets (CPA only)</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$1,000,960</b>	<b>CPA (Cash)</b>	<b>Approval (5–0)</b>

“To see if the Town will vote to make supplementary appropriations, to be used in conjunction with money appropriated under Articles 4, 5 and 8 of the warrant for the 2014 Annual Town Meeting, to be used during the current fiscal year, or make any other adjustments to the current fiscal year budgets and appropriations that may be necessary; to determine whether the money shall be provided by transfer from available funds, including the Community Preservation Fund; or act in any other manner in relation thereto.

[Town Warrant]

It was contemplated when the financing was begun for the cost of the Cary Memorial Building Upgrade that there would be a review when the initial Bond Anticipation Note (BAN) was to mature as to whether

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the Town's CPF had sufficient cash to permit using some of it to paydown the BAN and, therefore, reduce the dollar amount of the follow-on long-term bond. The CPC was presented with an analysis of the CPF's current and projected cash positions by the Town's Finance Department and concurred with using \$1,000,000 of the current cash balance for such a paydown. This appropriation provides the funding for both that principle amount of a new, note with a 4-month term and also the \$960 of interest due on it.

This Committee appreciates that the review was made to determine if the long-term obligation of the CPF could be moderated and, in this case, that the cash balance of that fund is able to permit a reduction. Trying to moderate long-term obligation has been a recommendation of our finance committees since the Town adopted the CPA.

<b><i>Article 31: Appropriate for Authorized Capital Improvements</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<i>N/A</i>	<i>N/A</i>	<b>Indefinite Postponement (5-0)</b>

"To see if the Town will vote to make supplementary appropriations to be used in conjunction with money appropriated in prior years for the installation or construction of water mains, sewers and sewerage systems, drains, streets, buildings, recreational facilities or other capital improvements and equipment that have heretofore been authorized;..."

DESCRIPTION: This is an annual article to request funds to supplement existing appropriations for certain capital projects in light of revised cost estimates that exceed such appropriations."

[Town Warrant]

At this time, there is no planned action under this Article. See STM#2, Article 6 where such an action is requested.

<b><i>Article 35: Accept MGL Chapter 90-I, Section 1 (Complete Streets Program)</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<i>N/A</i>	<i>N/A</i>	<b>Approval (5-0)</b>

"To see if the Town will vote to accept Massachusetts General Laws Chapter 90-I, Section 1, as amended, the Complete Streets Program, to allow the Town to participate in, apply for, and receive funding from said section and Section 6121-1318 of the Session Laws, Chapter 79 of the Acts of 2014; or act in any other manner in relation thereto."

"DESCRIPTION: Acceptance of this statute will allow the Town to apply for state grants under the new Complete Streets Program."

[Town Warrant]

<b><i>Article 41: Amend General Bylaws— Contracts And Deeds</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<i>N/A</i>	<i>N/A</i>	<b>Deferred Decision (5-0)</b>

"To see if the Town will vote to amend Section 32-4 of Chapter 34 (Contracts and Deeds) of the Code of the Town of Lexington by deleting the following:

**“Type of Contract**

**Number of Years**

Lease of public lands and buildings

20”

And replacing it with the following:

**“Type of Contract**

**Number of Years**

Lease of public lands

20

Lease of public buildings

30”

“And further by adding the following to the end of said section:

“This section shall not apply to:

Contracts excluded from the Uniform Procurement Act under M.G.L. c. 30B, Section 1, unless otherwise expressly included in the list above (e.g. contracts for waste disposal and recycling, electricity and solar energy).

Settlement agreements

Copyright and other agreements with respect to intellectual property

Agreements entered into by the Town or its boards and commissions in their capacity as permitting or regulatory authorities.”

“DESCRIPTION: This amendment to the General Bylaw on Contracts and Deeds tracks exemptions from the state Uniform Procurement Code, G. L. c. 30B, and will leave to the Board of Selectmen and Town Manager’s discretion under the Town Manager Act, or other boards in their regulatory authority, certain types of contracts, such as intergovernmental agreements, settlement agreements, copyright agreements and subdivision covenants, some of which are intended to be perpetual or very long term, and other contracts not amenable to predetermined terms.”

[Town Warrant]

This Committee would support this change if it has been determined to be legally sound (e.g., does not introduce any conflicts or ambiguities) as it provides the Town with greater flexibility dealing with long-term lease arrangements; That assurance has not yet been given to this Committee; therefore, this Committee is deferring taking a position until the resolution of that matter has been reported. However, this Committee has voted that if there is no legal issue, it then stands unanimously for recommending approval. And if there is an issue, it stands unanimously for Indefinite Postponement.

<b>Article 42: Commission On Disability Request</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>N/A</b>	<b>N/A</b>	<b>Disapproval (5–0)</b>

“To see if the Town will vote to either amend the Code of the Town of Lexington, or request the Board of Selectmen to establish a policy, to specify appropriate materials be used for public pathways, both new and reconstructed, to ensure safe passage for citizens who have trouble traversing uneven surfaces; or act in any other manner in relation thereto.”

“DESCRIPTION: This article seeks to prohibit the use of sidewalk materials that make passage difficult for people with disabilities.”

[Town Warrant]

While this Committee fully supports the Town’s continuing commitment to comply with all requirements of the Americans with Disabilities Act and related State statutes to insure safe passage for citizens with disabilities, it believes that the inherent redundancy of this Article does not advance the cause.

<b>Article 46: Acquisition Of Land Shown On Assessors' Property Map 22, Lot 51B</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<i>N/A</i>	<i>N/A</i>	<b>Approval (5-0)</b>

“To see if the Town will vote to authorize the Board of Selectmen to take by eminent domain or otherwise acquire for municipal purposes the land shown as Lot 51B on Assessors' Property Map 22, now of owners unknown; or act in any other manner in relation thereto.”

“DESCRIPTION: This parcel, with owner unknown, is adjacent to the Town-owned land by the Stone Building/Waldorf School in East Lexington. By making it Town-owned land, the Town can accommodate the Waldorf School, which is planning for a small addition and may need to restructure its parking spaces.[Town Warrant]

[Town Warrant]

# **Appendix A: School Building Project Consensus Plan**

## **School Building Project Consensus Plan**

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*Consensus of the 25 February 2015 Lexington Budget Collaboration/Summit*

### **Introduction**

This document describes the consensus position of the Lexington Budget Collaboration/Summit (Board of Selectmen [BoS], School Committee, Appropriation Committee, and Capital Expenditures Committee) held on February 25, 2015 (“Summit”), regarding Article 2 of the March 2015 Special Town Meeting #1.

That Article will request initial funding to develop various school-building projects in response to ongoing and future overcrowding issues, and building-condition issues, in the Lexington Public School (LPS) System. The projects cover school buildings serving grades Pre-Kindergarten (Pre-K), K-5, and 6-8, and may include pre-fabricated classrooms, brick-and-mortar additions, and/or a new elementary school building. Total costs are estimated to be on the order of \$100 to \$120 million. A debt-exclusion vote will be required to finance the costs of the actual construction and the design & engineering costs for projects that proceed to construction.

This document is the result of the discussions of a working group before the Summit composed of two members from the BoS and each committee, and reflects subsequent feedback obtained from deliberations of the BoS on February 23, 2015, and deliberations of the School Committee on February 21 & 23, 2015, and again at the Summit, as well as input from the Appropriation and Capital Expenditures Committees.

### **Basic Assumptions**

Enrollment growth has been growing at approximately 2% per year for the past seven years and it is causing overcrowding in existing school facilities now. This growth is expected to continue for several more years, bringing even greater pressure to a strained school system.

The LPS System requires expanded school facilities to properly meet its educational mandates, and to limit the need for expensive out-of-district placements.

The long-term goals for the public school system are to:

- keep school buildings moving towards their optimal usage,
- minimize disruptions to students,
- avoid extremes of over- or under-utilization.

The Town must pursue these goals in a fiscally responsible manner, and without ignoring other vital capital projects (e.g., public-safety buildings).

The requested appropriation will be based on a flexible plan that allows the Town to begin by spending some of the requested funds to study a set of alternatives in depth. Some options may be modified or eliminated during this process. In late summer or early fall, the School Committee and the BoS will coordinate the refinement of the plan, with advice from the two

finance committees, and then the BoS will approve additional spending from the original appropriation. Depending on the project, that additional spending will advance the work into the design development or construction-and-bid document phases. The results of this process will inform the request for funds at a fall Special Town Meeting.

Input from the Department of Public Facilities and the Permanent Building Committee is expected throughout this process—for both facility planning and for advice on timing needed to execute desired projects.

## **Planning Process**

The Town must carefully manage its spending in light of the uncertainty around future needs in the school system. Our process for school planning will be to keep a close eye on long-range trends, while limiting definitive construction plans to a 3-year window. We will monitor this plan continually, and re-assess the plan at least annually.

## **Leased Modular Classrooms**

Leased modular classrooms (lifespan of 3 to 10 years) provide only short-term solutions to what we see as a long-term problem.

## **Pre-Fabricated Classrooms**

Adding pre-fabricated classrooms with a lifespan of 20+ years at the Bridge, Bowman, and Fiske elementary schools, and the Diamond and Clarke middle schools, will help to alleviate current overcrowding in those schools.

Once the populations at Bridge and Bowman are lowered, their pre-fabricated classrooms or equivalent square footage of existing space will be adapted for other school system needs such as in-house special education programs. That reallocation will not significantly increase pressure on core spaces.

We will start by doing feasibility and design-development work for all the pre-fabricated classrooms. In order to bring them online quickly, the Town may opt to proceed with construction-and-bid documents for some or all of these locations prior to a fall Special Town Meeting. This will be contingent on a review of the studies and would be initiated by a request of the School Committee, a review of funding needs by the financial committees, with final approval from the BoS.

## **Bricks and Mortar**

The existing Maria Hastings elementary school requires significant repairs. It is also burdened with sub-standard-sized classrooms, and its 8 modular classrooms are well past their intended lifespan. Constructing a new school on the site is the preferred solution. The new school should be designed as a 30-classroom (5 sections of each grade K-5) building with up to 9 more classrooms than the existing facility (including its modulars), assuming that the site and resulting traffic circulation can accommodate that size. The request to the upcoming Special Town

Meeting #1 covers a feasibility study for a new building on the Hastings site both with and without pre-K.

In the fall, if the feasibility study shows that a new Hastings School can be constructed on the site, then a construction proposal for Hastings (and any other components determined to be necessary and desirable) will be brought to Town Meeting and a debt-exclusion vote will be presented to the voters at the end of the year or early in 2016. The current Hastings School will remain in operation during construction.

In parallel, the Town will again file a Statement of Interest (SOI) with the Massachusetts School Building Authority (MSBA) for the Hastings School. We expect to receive a response to this filing by the end of the year; the Town's 2014 SOI filing was declined by the MSBA in December 2014. Should the MSBA accept our request and choose to partner with the Town on the Hastings project, the design will be subject to constraints imposed by the MSBA. The Town will have the opportunity to continue on its own or to engage with the MSBA.

For the (new) Harrington, the architectural consultant firm Symmes Maini & McKee Associates (SMMA) has proposed a complicated renovation that incorporates an expanded Pre-K and an enlarged cafeteria and gym. This proposal is expensive considering the number of new classrooms that would result, and it requires moving three geothermal wells. This plan will not be studied.

Contingency funding is included for exploring options at Harrington and Fiske if the preferred plan for a larger Hastings proves to be infeasible. At Harrington and Fiske we have the option to develop feasibility studies for expansion.

Based on the analysis by DiNisco Design, the Estabrook School site is not considered suitable for expansion.

## **Pre-K**

Pre-K requires 15,000 square feet as a standalone program. It is currently hosted at Harrington with a recently expanded satellite program at the Central Office (old Harrington). Relocating the entire Pre-K program to a new building would allow the four Pre-K classrooms at Harrington to be refurbished for use as K-5 classrooms. Filling these four K-5 classrooms would bring the school's population to the maximum of the school's core capacity.

We will study the feasibility of constructing a new Pre-K building or relocating the Pre-K program to an existing building. If a site is identified, then work will proceed on the design-development phase for the construction of a new building or the renovation of an existing building. A plan for the minor refurbishments needed at Harrington would be included in this project.

## **Middle Schools**

For the two Middle Schools, the topography at Diamond is more suitable to an extension, and we would rather do construction at only one Middle School. We will perform a feasibility study for adding a single large extension at Diamond. We will also study an extension at Clarke in the

event that the Diamond site cannot accommodate the physical-space or educational-policy needs (e.g., effects of such a large school) of the school system on its own.

## **Redistricting**

The potential benefits of any redistricting plan are based on untested assumptions. The School Committee will initiate a technical redistricting study to identify plans and will provide an analysis of the pros and cons of each so that policy discussions can occur later this year.

The study will explore redistricting plans that would shift school density away from more-crowded schools towards Estabrook at the northwest end of town. If deemed practical, such a plan will be implemented as soon as possible.

Given the volatility of students moving into and out of the school system throughout town, plans that are not traditional in Lexington should be explored. For example, adding “buffer zones” at district boundaries might allow districts to adapt by placing *new* students into one of two or three adjoining districts. These buffer zones would be large enough to accommodate volatility, but not so large as to require unreasonable bus routes.



# Appendix B: School Building Project Funding

Softcost Budget Recommendation												
	Construction Type	Middle Schools				PreK + Elementary Schools					Total	
		Diamond	Diamond	Clarke	Bridge	Bowman	Hastings	PreK standalone or addition	Harrington Reno PreK to Gen Ed	Other Assets (Fiske & CO)	Fiske	Summary
		Bricks & Mortar	Prefab	Prefab	Prefab	Prefab	Bricks & Mortar	Bricks & Mortar OR	Renovation	Bricks & Mortar	Prefab	
1	Concept Confirmation	\$ 35,000	\$ 20,000	\$ 20,000	\$ 15,000	\$ 15,000	\$ 390,000	below \$ 115,000	\$ 35,000	\$ 45,000	\$ 15,000	\$ 590,000
2	PreSchematics, Programming	\$ 281,000	\$ 110,000	\$ 91,000	\$ 78,000	\$ 71,000	\$ 530,000	\$ 130,000	\$ 8,000	\$ -	\$ -	\$ 645,000
3	Schematics	\$ 380,000	\$ 152,000	\$ 127,000	\$ 109,000	\$ 100,000	\$ -	\$ 167,000	\$ 10,000	\$ -	\$ 78,000	\$ 847,000
4	Design Development	\$ -	\$ 210,000	\$ 160,000	\$ 125,000	\$ 108,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 109,000	\$ 1,154,000
5	Construction Documents	\$ -	\$ 26,000	\$ 20,000	\$ 16,000	\$ 13,000	\$ -	\$ -	\$ 5,000	\$ -	\$ 125,000	\$ 748,000
6	Bidding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 96,000
7	Construction Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 696,000	\$ 518,000	\$ 418,000	\$ 343,000	\$ 307,000	\$ 920,000	\$ 412,000	\$ 78,000	\$ 45,000	\$ 343,000	\$ 4,080,000
				\$ 1,632,000							\$ 2,448,000	\$ 4,080,000

## Legend and Notes

Bricks and Mortar Projects
PreFab Projects
Renovation

## Added and Subtracted GenEd seats associated with above program

Diamond B&M	Diamond PrefF	Clarke Pref	Bridge	Bowman	Hastings	PreK	Harrington	Other	Fiske
184		92	43	-86	43	194	86		43
			-86	-86					
184	0	92	-43	-43	194	194	86	0	43
		276							237

## Funding Type

- Funds being sought to finance the initial, three plus month work effort bt April and July that leads to Summit1 in July 2015.
- Balance of the funds being sought in the \$4,080,000 request. The balance of the funds would not be available until directives are issued from Summit 1.
- The sum of the green and red highlights represents the \$4,080,000 budget request, the chart at the right shows the relative values.
- Other softcosts need to be authorized at the Fall 2015 town meeting or some time thereafter depending upon the Summit 1 and Fall Town meeting results.

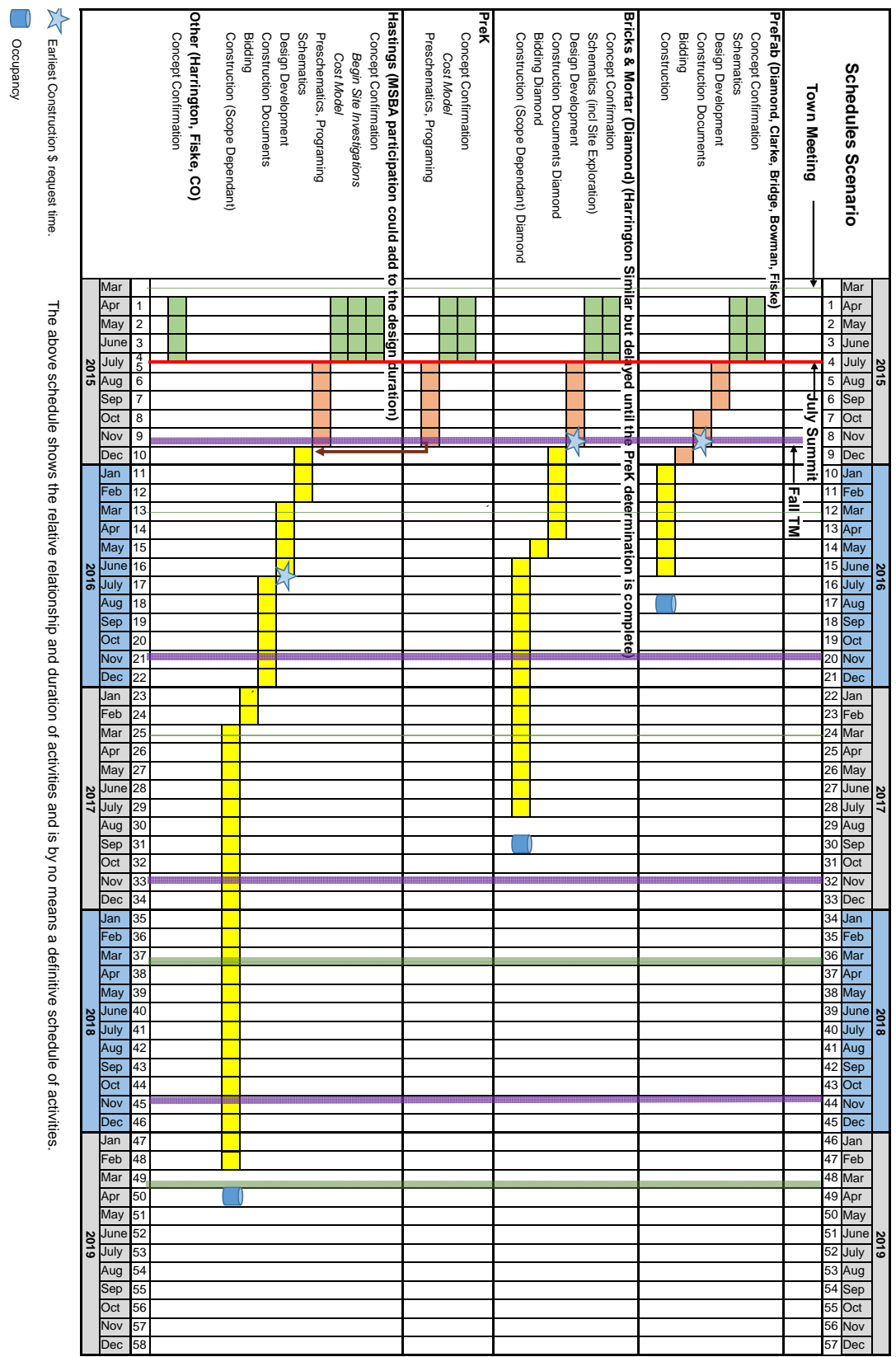
\$ Summary	\$ Total
\$ 1,414,000	\$ 4,080,000
\$ 2,666,000	\$ 4,080,000

## Notes & Remarks

1	The majority of the costs are based on SMMA's Phase III report dated 28 January 2015
2	The selected Softcosts in the chart above include the AVE fee \$ plus other dollars needed during the respective design phases generally including borings, surveys, OPM & CM preconstruction phase services.
3	Softcost\$ to be billed by school and phase to facilitate future accounting/audit for purpose of informing the municipal bond process.
4	For the purpose of this chart, the Prefab Softcost at Fiske is taken to be equal to the Bridge School Project i.e. there is no SMMA backup for this assumption.
5	Earlier notions of modular construction at Fiske have been replaced with Prefab construction.
6	While the Harrington school has real potential, the 2/18/2015 Mini Summit all but deleted that school from further consideration. Hence the few dollars included now are related to renovating the current Prek into GenEd classrooms.
7	The Hastings Softcost\$ included here are less than included in the SMMA report.
8	The PreK softcosts\$ are based on discussions and not the SMMA's Phase III report. Further, if PreK is a standalone structure it will have to have its own non assignable space that would otherwise be provided by the host building if it were co-located [spaces such as mechanical plant and support spaces].
9	While the funds highlighted in a salmon color suggest a particular path forward, that path may be altered by the research presented at the July Summit. Thus, the funds allocated for the post Summit period should be viewed as possibly being poured between buckets.



# Appendix C: School Building Project Schedules Scenario



# **Appendix D: Information on the Town's Current Specific Stabilization Funds**

## **Review of Lexington's Specific Stabilization Funds for Applicability to the Capital Expenditures Committee's Reports to Town Meeting**

<b>Town Warrant, Town of Lexington, for Special Town Meeting on 4 Nov 2013, signed 7 Oct 2013</b> <b>Article 3: Appropriate To and From Specified Stabilization Funds</b>					
"To see if the Town will vote to appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: (a) Section 135 Zoning By-Law, (b) Traffic Mitigation, (c) Transportation Demand Management, (d) School Bus Transportation, (e) Special Education, (f) Center Improvement District; (g) Debt Service, (h) Transportation Management Overlay District (TMO-1), (i) Avalon Bay School Enrollment Mitigation Fund, and (j) Capital Projects/Debt Service Reserve/Building Renewal Fund; and determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto."					
<b>Sequence</b>	<b>Warrant Name</b>	<b>Town Meeting (ATM=Annual; STM=Special) Created</b>	<b>Purpose</b>	<b>Capital Related</b>	<b>Comment</b>
(a)	Section 135 Zoning By-Law	2007 ATM, Art 39	"for the purpose of financing public improvements pursuant to Section 135 of the Code of Lexington"	Yes	
(b)	Traffic Mitigation	2007 ATM, Art 39	"for the purpose of financing traffic mitigation projects pursuant to conditions of special permits issue by the Town"	Yes	
(c)	Transportation Demand Management	2007 ATM, Art 39	"for the purpose of supporting the operations of Lexpress Bus Service"	No	Name should be "Transportation Demand Management/Public Transportation" as that is how it was cited in the Motion that created it.
(d)	School Bus Transportation	2007 ATM, Art 39	"for the purpose of supporting transportation of students to and from school on a daily basis"	No	
(e)	Special Education	2008 ATM, Art 24	None stated when created, but Appropriation Committee Report to that Town Meeting says "for setting aside reserves to help cover unexpected out-of-district Special Education expenses that exceed budget"	No	
(f)	Center Improvement District	2009 ATM, Art 25	"to fund needed improvements in Lexington Center"	Yes	
(g)	Debt Service	2009 ATM, Art 26	"for the purpose of paying a portion of the debt service on certain outstanding bonds of the Town issued for the purpose of the Diamond Middle School, Clarke Middle School and High School construction projects"	Yes	
(h)	Transportation Management Overlay District (TMO-1)	2011 ATM, Art 20	"for the purpose of financing transportation infrastructure improvements per Section 135-43C of the Code of the Town of Lexington"	Yes	The "(TMO-1)" should be deleted from the name as that was not cited as part of the name in the Motion when created and the cited Section of the Code just defines such an overlay district.
(i)	Avalon Bay School Enrollment Mitigation Fund	2011 ATM, Art 20	"to mitigate the cost of students attending the Lexington Public Schools who reside at Avalon Bay"	No	
(j)	Capital Projects/Debt Service Reserve/Building Renewal Fund	2012 STM 19 Nov, Art 3	None stated when created but the name identifies the intended purposes.	Yes	

Prepared 15 Oct 2013 by David G. Kanter, Vice-Chair, Capital Expenditures Committee

# Appendix E:

## Summary of Warrant-Article Recommendations

*Abbreviations: RF = Revolving Fund; CPF = Community Preservation Fund;*

*EF = Enterprise Fund; RE = Retained Earnings; GF = General Fund;*

*SF = Stabilization Fund; TBD = To Be Determined; ATM = Annual Town Meeting;*

*STM = Special Town Meeting; R&CP = Recreation & Community Programs*

Art.	Description	Request	Funding Source	CEC Difference
<b>STM#1 2</b>	<b>School Facilities Capital Projects</b>	\$4,080,000	GF (Debt) candidate for exclusion	
<b>STM#2 2</b>	<b>Pump Station Repairs</b>	\$750,000	Wastewater EF (RE)	
<b>STM#2 3</b>	<b>Purchase Of Fire Engine</b>	\$500,000	GF (Debt) (Debt svc with FY2016 Free Cash & Settlement)	
<b>STM#2 4</b>	<b>Cary Memorial Building Sidewalk Enhancements</b>	\$194,200	CPF (Cash)	
<b>STM#2 5</b>	<b>Amend FY2015 Operating, Enterprise And CPA Budgets (CPA Only)</b>	None		
<b>STM#2 6</b>	<b>Authorized Capital Improvements (LHS Modular Classrooms—Phase II</b>	\$350,000	GF (Debt)	
<b>7</b>	<b>Establish and Continue Departmental Revolving</b>	\$57,000	PEG Access RF	
<b>8</b>	<b>Community Preservation Committee Operating Budget and CPA Projects</b>			
8(a)	Conservation Meadow Preservation Program	\$26,400	CPF (Cash)	
8(b)	Parker's Revenge Site Restoration	\$36,790	CPF (Cash)	
8(c)	First Parish Church Restoration Historic Structure Report	\$40,000	CPF (Cash)	
8(d)	Cary Memorial Building Records Center Shelving	\$75,398	CPF (Cash)	
8(e)	Battle Green Streetscape Improvements	\$200,000	\$140,000 CPF (Cash) + \$60,000 GF (Free Cash)	(\$200,000)
8(f)	Community Center Sidewalk Design	\$50,000	CPF (Cash)	
8(g)	Cary Memorial Building Sidewalk Enhancement (IP)	N/A	N/A (See STM#2, Article 4)	
8(h)	Community Center Preservation Restriction Endowment	\$25,000	CPF (Cash)	
8(i)	Park and Playground Improvements	\$68,000	CPF (Cash)	
8(j)	Park Improvements - Athletic Fields	\$85,000	CPF (Cash)	
8(k)	Park and Playgrounds ADA Accessibility Study	\$78,000	CPF (Cash)	
8(l)	Park Improvements- Hard Court Resurfacing	\$55,000	CPF (Cash)	
8(m)	Lincoln Park Field Improvements - Phase 3	\$650,000	\$220,000 CPF (Cash) + \$236,500 GF (Debt) + \$193,500 R&CP EF (RE)	
8(n)	Minuteman Bikeway Culvert Rehabilitation	\$290,000	CPF (Cash)	
8(o)	Grain Mill Alley Design Funds	\$18,000	CPF (Cash)	(\$18,000)
8(p)	Minuteman Bikeway Wayfinding Signs—Design Funds	\$39,000	CPF (Cash)	(\$39,000)
8(q)	Lower Vine Brook Paved Recreation Path Reconstruction	\$369,813	CPF (Cash)	
8(r)	CPA Debt Service	\$2,417,200	CPF (Cash)	
8(s)	Administrative Budget	\$150,000	CPF (Cash)	
<b>9</b>	<b>Property Purchase—241 Grove Street (Parcel 2)</b>	\$618,000	CPF (Cash)	
<b>10</b>	<b>Recreation Capital: Pine Meadows Equipment</b>	\$68,000	R&CP EF (RE)	
<b>11</b>	<b>Municipal Capital Projects &amp; Equipment</b>			
11(a)	Center Streetscape Improvements and Easements Phase 1	\$2,700,000	GF (Debt)	
11(b)	DPW Equipment Replacement	\$1,270,000	\$399,000 GF (Debt) + \$100,000 GF (Free Cash) + \$40,500 Water EF (RE) + \$40,500 Wastewater EF (RE) + \$690,000 Compost RF (Debt)	
11(c)	Storm Drainage Improvements and NPDES Compliance	\$340,000	\$114,425 GF Debt + \$225,575 GF (Free Cash)	
11(d)	Comprehensive Watershed Storm Water Management Implementation Measures	\$390,000	GF (Debt)	
11(e)	Sidewalk Improvements, Additions, Design	\$600,000	GF (Debt)	
11(f)	Town-wide Culverts	\$100,000	GF (Debt)	
11(g)	Town-wide Signalization	\$125,000	GF (Debt)	
11(h)	Hartwell Avenue Infrastructure Improvements	\$4,750,000	GF (Debt)	
11(i)	Street Improvements	\$3,231,250	\$2,270,145 GF (Cash) + \$961,105 Chap. 90	
11(j)	Bikeway Bridge Repairs and Engineering	\$10,000	GF (Free Cash)	
11(k)	Hastings Park Undergrounding Wires	\$300,000	GF (Free Cash)	(\$300,000)
11(l)	Hydrant Replacement Program	\$150,000	\$75,000 GF (Free Cash) + \$75,000 Water EF (RE)	
11(m)	Westview Cemetery Building Assessment	\$35,000	Cemetery Trust Fund	
11(n)	Replace Town-wide Phone Systems—Phase IV	\$52,000	GF (Free Cash)	
11(o)	Municipal Technology Improvement Program—Phase III	\$140,000	GF (Free Cash)	

Continued on next page

## Summary of Warrant-Article Recommendations (continued)

Art.	Description	Request	Funding Source	CEC Difference
11(p)	Police/Fire Dispatching and Records Software	\$705,900	\$398,400 GF (Debt) + \$307,500 GF (Free Cash)	
11(q)	Parking Meter Replacement	\$500,000	GF (Debt) (Debt Svc from Parking Meter Fund)	
11(r)	Public Safety Radio Stabilization—Phase I	\$90,000	GF (Free Cash)	
11(s)	Design/Engineering—Firing Range at Hartwell Avenue Compost Site	\$50,000	GF (Free Cash)	
<b>12</b>	<b>Pleasant Street Sidewalk (Citizen Article) (IP)</b>	<b>None</b>		
<b>13</b>	<b>Prospect Hill Road Sidewalk (Citizen Article) (IP)</b>	<b>None</b>		
<b>14</b>	<b>Water System Improvements</b>	\$900,000	Water EF (RE)	
<b>15</b>	<b>Wastewater System Improvements</b>			
15(a)	Wastewater System Investigation and Improvements	\$1,200,000	Wastewater EF (Debt)	
15(b)	Pump Station Upgrades	\$600,000	Wastewater EF (RE)	
<b>16</b>	<b>School Capital</b>			
16(a)	Systemwide School Furniture, Equipment, & Systems	\$317,500	\$117,500 GF (Debt) + \$200,000 GF (Free Cash)	
16(b)	School Technology	\$1,378,000	GF (Debt)	
16(c)	Additional Time Clock System Funds	\$208,000	GF (Debt)	
16(d)	Food Service LHS Dishwasher & Installation	\$82,500	Food Service Fund	
<b>17</b>	<b>Technical Correction To The Borrowing Authorization Under Article 13B Of The 2014 ATM</b>	<b>N/A</b>	<b>N/A</b>	
<b>18</b>	<b>Public Facilities</b>			
18(a)	Middle School Space Mining	\$674,000	GF (Debt)	
18(b)	Clarke Middle School Circulation and Parking Improvements, Design	\$363,000	GF (Debt)(possibly excluded)	
18(c)	Lexington High School Phase 2 Overcrowding/Completion	\$90,200	GF (Debt)	
18(d)	Public Facilities-Major Mechanical/Electrical Systems' Replacement	\$463,000	GF (Debt)	
18(e)	Lexington Public School Educational Capacity Increase (IP)	<b>N/A</b>	<b>N/A</b>	
18(f)	LHS Heating Systems Upgrade—Phases 2 & 3—Design	\$150,000	GF (Debt)(candidate for excluded)	
18(g)	School Building Envelope and Systems Program	\$210,000	GF (Free Cash)	
18(h)	Municipal Building Envelope and Systems	\$182,760	GF (Cash)	
18(i)	Extraordinary Repairs/Replacements/Upgrades	\$335,425	GF (Free Cash)	
18(i)(1)	School Building Flooring Program		\$125,000	
18(i)(2)	Interior Painting Program		\$133,425	
18(i)(3)	Diamond Middle School Lighting to Rear Parking Lot		\$77,000	
18(j)	School Paving Program	\$150,000	GF (Free Cash)	
18(k)	Public Facilities Bid Documents	\$75,000	GF (Free Cash)	
18(l)	Security Cameras Upgrade	\$38,500	GF (Free Cash)	
<b>24</b>	<b>Appropriate Bonds and Notes Premiums &amp; Rescind Equal Prior Borrowing Authorizations</b>	<b>\$138,032</b>	<b>Bond Premiums appropriated and same amount of debt authorization rescinded.</b>	
<b>25</b>	<b>Rescind Prior Borrowing Authorizations</b>	<b>TBD</b>		
<b>26</b>	<b>Establish and Appropriate To and From Specified Stabilization Funds (SFs)</b>	<b>TBD</b>		
<b>27</b>	<b>Appropriate to Stabilization Fund (IP)</b>	<b>N/A</b>		
<b>28</b>	<b>Appropriate from Debt Service Stabilization Fund</b>	<b>\$124,057</b>	<b>Originally a State reimbursement for school projects.</b>	
<b>30</b>	<b>Amend FY2015 Operating, Enterprise And CPA Budgets (CPA only)</b>	<b>\$1,000,960</b>	<b>CPA (Cash)</b>	
<b>31</b>	<b>Appropriate for Authorized Capital Improvements (IP)</b>	<b>TBD</b>		
	<b>Totals</b>	<b>\$35,510,885</b>		<b>(\$557,000)</b>